

SPUD-238

Was PC-9449

10-14-99
PC Cont

Protect
8.32%

1L.
1T.

10-28-99

10-28-99
Denied

12-7-99
CC Cont

12-14-99

12-14-99

CC APP
w/ Emerg

as amended

SPUD-238 MASTER DESIGN STATEMENT

APPROVED
PER 14-228

BY THE CITY COUNCIL

This document serves as the Master Design Statement and fulfills the ordinance requirements for the CITY CLERK Simplified Planned Unit Development (Chapter 59, Section 5100.2B of the Oklahoma City Municipal Code, 1999).

I. Special Development Regulations:

This site will be developed in accordance with the regulation of the I-1 Light Industrial District (OKC Zoning Ordinance, 1993), except that the following restrictions will apply:

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

All I-1 Light Industrial District uses.

2. Maximum Building Height: Per Ordinance

3. Maximum Building Size: Per Ordinance

4. Maximum Number of Buildings: Per Ordinance

5. Building Setback Lines: Per Ordinance

6. Sight-Proof Screening: Per Ordinance

7. Landscaping (site): 5 foot greenbelt with trees on 40 foot centers along street frontages with shrubs between the trees.

8. Signs: Freestanding signs limited to 8 foot ground signs. All wall signs per ordinance. No nonaccessory signs.

9. Access: One drive to NW 67th Street and NW 68th Street.

10. Parking: If the property is used for a parking lot, no chain link fencing will be permitted.

II. Other Development Regulations:

Architecture: 50% Brick, stone, stucco, masonry, wood or similar material. No metal exterior walls that can be seen from the street.

Open Space: 6%

300
a 2000

III. Reversion Clause:

If development of this SPUD does not commence within five years of its adoption by the City Council the site shall henceforth be developed in accordance with the R-1 Single Family Residential District use and development regulations and be subject to the regulations in Section 5100 of Chapter 59 of the Planning and Zoning Code. For purposes of this provision, development shall be deemed to have commenced upon the issuance of a City permit for fences, driveways, etc., or upon the issuance of a City building permit for any structure or development within this SPUD.

Published in The Journal Record December 15, 1999

ORDINANCE NO. 21,380

AN ORDINANCE AMENDING CHAPTER 59, SECTION 1400 OF THE OKLAHOMA CITY MUNICIPAL CODE, 1999, 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 1400 of The Oklahoma City Municipal Code, 1999, 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:

Lots 1 thru 6 and Lots 21 thru 26, Block 5, Lake View Heights Addition and Lots 20 and 21, Block 4, Burton's Subdivision of Block 136, North Oklahoma City Addition, both Additions to Oklahoma City, Oklahoma County, Oklahoma.

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 by the Council of The City of Oklahoma City, Oklahoma, on this 16 day of November, 1999.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 14 day of December, 1999.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 14 day of December, 1999.

ATTEST:

Thomas P. Stanley

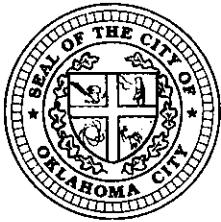
CITY CLERK

APPROVED as to form and legality on this 4th day of November, 1999.

Frish Humphrey

MAYOR

Daniel J. Burns
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

The City of
OKLAHOMA CITY

Council Agenda
Item No.
12/14/99

TO: Mayor and City Council
FROM: Glenn Deck, City Manager

(SPUD-238) Application by Earl J. Cheek and Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust and Investor's Foundation Building, an Oklahoma General Partnership, to rezone 1038-1040 NW 68th Street and 1029-1041 NW 67th Street from R-1 Single Family Residential District to SPUD-238 Simplified Planned Unit Development District. (Ward 2)

**Reason
for Request** To permit industrial development.

**Background and
Recommendation** This item was deferred from the December 7th City Council meeting at the request of the Council.

On October 28, 1999, the Planning Commission heard discussion from the applicant concerning this request. The applicant stated that they wanted zoning that would allow the continued outdoor storage use of their property. They stated that their request was consistent with the industrial zoning pattern in the area.

The Commission also heard discussion from a representative for a protestant who stated that they were concerned with outdoor storage and stated that if the applicant amended the south tract to I-1 and agreed with the staff's recommendation for the north tract they would withdraw their protest.

After additional discussion, the applicant stated he did not agree with the proposed changes and the Planning Commission recommended denial for SPUD-238.

Council Vote Five of nine to approve

Protest One signatures, 8.32% protest; a total of one signature.

The minutes of the pertinent Planning Commission meeting and the Planning Department staff report are attached.

The ordinance for redistricting was introduced November 16, 1999, set for final hearing December 7, 1999, deferred to December 14, 1999, and appropriate notice was published and mailed.

MINUTES

Oklahoma City Planning Commission

October 28, 1999

16. (SPUD-238) Application by Earl J. Cheek and Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust and Investor's Foundation Building, an Oklahoma General Partnership, to rezone 1038-1040 NW 68th Street and 1029-1041 NW 67th Street from R-1 Single Family Residential District to SPUD-238 Simplified Planned Unit Development District. (Ward 2)

The applicant was present. There were protestors present. A protest of 8.32% was received, comprising one legal and one total signature.

Commissioner Pape moved to deny Item 16, determining that this request is not in conformance with the OKC Plan. Commissioner Harrell seconded the motion. Ayes: Coyle, Bransteter, Warren, Harrell, Washington, Pape, Williams and Gales. Nos: McCoy. Absent: None. **SPUD-238 RECOMMENDED FOR DENIAL.**

STAFF REPORT
Planning Commission
October 28, 1999

16. (SPUD-238) Application by Earl J. Cheek & Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust & Investor's Foundation Building, an Oklahoma General Partnership to rezone 1038-1040 NW 68th Street and 1029-1041 NW 67th Street from the R-1 Single Family Residential District to the SPUD Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. CASE HISTORY

This application was continued from October 14, 1999. A previous application to rezone this site to the I-2 Moderate Industrial District (PC-9449) was withdrawn on September 23, 1999, in favor of this SPUD application.

B. REASON FOR THE REQUEST

The purpose of this request is to permit industrial development.

C. EXISTING ZONING AND LAND USE

Subject Site: 1.07 acre/R-1/outside storage, dwelling & vacant
North: I-2/warehouse
East: I-2 & I-1/vacant building & residential
South: R-4/office
West: C-3/parking

D. SUMMARY OF SPUD APPLICATION

This Simplified Planned Unit Development will be governed by the I-2 Moderate Industrial District use and development regulations. The following uses will be the only uses permitted on the site:

Administrative and Professional Office (2401).
Animal Sales and Services: Kennels and Veterinary, Restricted (2406).
Animal Sales and Services: Kennels and Veterinary, General (2407).
Automotive: Parking Lot (2408.1).
Automotive and Equipment: Storage (2409).
Automotive and Equipment: Cleaning and Repairs, Light Equipment (2410.1).
Automotive Sales and Rentals (2411).
Building Maintenance Services (2414).
Business Support Services (2415).
Communications Services: Limited (2416.1).
Construction Sales and Services (2417).
Eating Establishments: Sitdown, Alcohol Not Permitted (2419.1).
Medical Services: Restricted (2426.1).
Medical Services: General (2426.2).

STAFF REPORT
Planning Commission
October 28, 1999
SPUD-238 Page 2

Participant Recreation and Entertainment: Indoor (2427.1).
Personal Services: Restricted (2428.1).
Personal Services: General (2428.2).
Repair Services: Consumer (2429).
Research Services: Restricted (2430).
Retail Sales and Services: General (2431).
Personal Storage (2436).
Custom Manufacturing (2501).
Wholesaling, Storage and Distribution: Restricted (2502).
Limited Industrial (2504.1).
Moderate Industrial (2506).
Horticulture (2701).

The following I-2 uses have been eliminated and will not be permitted in the SPUD:

Light Public Protection and Utility: Restricted (2301.1).
Light Public Protection and Utility: General (2301.2).
Cultural Exhibits (2305.1).
Agricultural Supplies and Services (2402).
Animal Sales and Services: Grooming (2404).
Automotive: Parking Garage (2408.2).
Automotive and Equipment: Repairs, Heavy Equipment (2410.2).
Automotive and Equipment: Sales and Rentals, Light Equipment (2412).
Automotive and Equipment: Sales and Rentals, Heavy Equipment (2413).
Convenience Sales and Personal Services (2418).
Eating Establishments: Fast Foods (2419.3).
Eating Establishments: Fast Food with Drive-Through Order Windows (2419.31).
Eating Establishments: Drive-In (2419.4).
Food and Beverage Retail Sales (2421).
Alcoholic Beverage Retail Sales (2422).
Gasoline Sales: Restricted (2424.1).
Gasoline Sales: Truck stops (2424.2).
Laundry Services (2425).
Spectator Sports and Entertainment: Restricted (2433.1).
Spectator Sports and Entertainment: General (2433.2).
Signs: Non-Accessory (2435).
Transportation Facilities: Surface Goods Restricted (2602.1).
Agricultural Processing: Limited (2705.1).
Agricultural Processing: General (2705.2).
Recycling Collection and Processing Facility (2512).

STAFF REPORT
Planning Commission
October 28, 1999
SPUD-238 Page 3

Access to the site will be limited to one drive on NW 67th Street and NW 68th Street. A five foot greenbelt with trees on 40 foot centers with shrubs between the trees will be provided along the street frontages. Any outdoor storage will be screened from view by fencing, buildings and/or landscaping. Freestanding signs will be limited to one sign on the fence along the street frontage. Buildings will be a minimum of 50% brick, stone, stucco, masonry, wood or similar material.

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING

The Engineering Division staff has reviewed the subject zoning case and the following comments are considered applicable:

1. STREETS

- (a) Subject property is served by a public street.
- (b) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.

3. SANITARY SEWER

- (a) Sanitary sewer facilities are available and a direct connection to the sewer can be made.

4. WATER

- (a) Water for this area is supplied by the Hefner Treatment Plant through the 6 inch main on NW 67th Street and NW 68th Street.

STAFF REPORT

Planning Commission

October 28, 1999

SPUD-238 Page 4

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- Airports
- City-County Health
- * Fire
- * MIS - Geographic Systems
- OCURA
- Parks and Recreation
- Police
- Schools
- * Solid Waste Management
- Street Maintenance
- Traffic Management
- Transit Services
- * Transportation (State of Oklahoma)
- Water Resources

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

III. PLANNING DEPARTMENT REVIEW

A. SUBDIVISION & ZONING:

The SPUD document should clarify that the trees and shrubs will be provided along the street frontages.

B. RELEVANT POLICIES

The OKC Plan designates this area for industrial and office development. New development should reflect the established character of the area. Community appearances should be enhanced with attractive buildings and site designs. Land use decisions should consider the impact on surrounding properties, the established development pattern, market forces and esthetic and visual considerations.

C. KEY ISSUES

Would I-2 zoning reflect the scale and character of the surrounding area?

Does the SPUD provide adequate design amenities?

D. STAFF ANALYSIS OF ISSUES

1. FAVORABLE CONSIDERATIONS

- (a) I-2 zoning lies adjacent to and across the street from the north site.
- (b) This site falls within the established I-2 zoning line which has been established approximately 150 east of Western Avenue.
- (c) Numerous I-2 uses have been eliminated.
- (d) The site would have no pole signs.
- (e) All outdoor storage would be screened from view.
- (f) Landscaping would be provided along the street frontages.
- (g) Buildings would be 50% masonry, wood or similar construction.

2. UNFAVORABLE CONSIDERATIONS

- (a) The SPUD would allow I-2 outdoor storage. Outdoor storage does not reflect the actual character of most of this block, which is office, commercial, residential and light industrial in nature.
- (b) The SPUD would allow the entire site to be enclosed by a sight proof fence surrounding outdoor storage.

Staff recommends that the Planning Commission determine that with satisfactory resolution of the unfavorable considerations, this request would be in conformance with the OKC Plan.

IV. STAFF RECOMMENDATION

Approval of the application subject to the following technical evaluations:

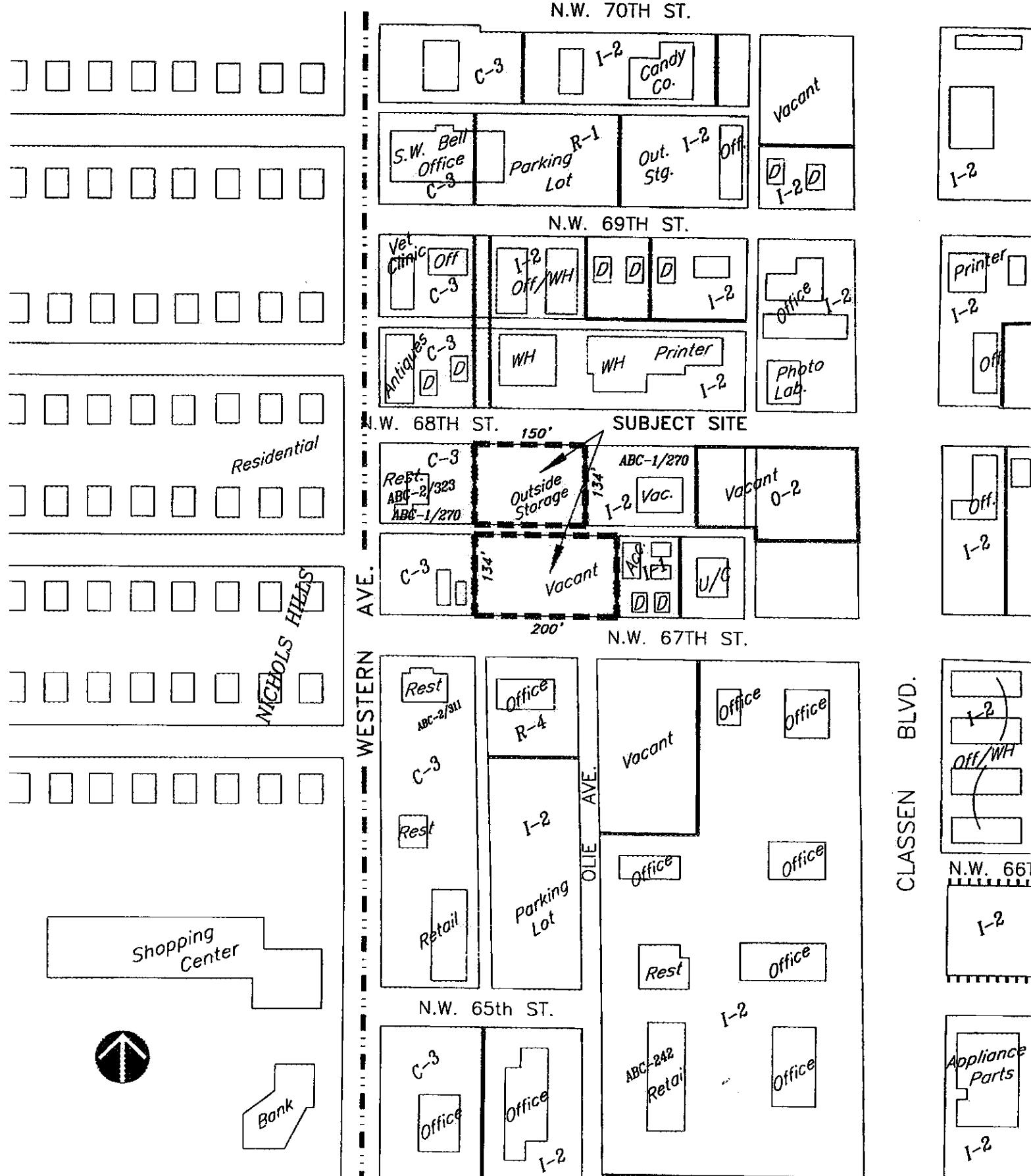
1. Outdoor storage should only be permitted as an accessory use and located behind the front wall of the building on each site.
2. Sight proof fencing should not extend past the front wall of the building.
3. Outdoor storage should not exceed the height of the screening.

SPUD-238

Applicant: EARL J. CHEEK & TIMOTHY N. CHEEK, CO-TRUSTEES OF THE CHEEK FAMILY IRREVOCABLE TRUST & INVESTOR'S FOUNDATION BUILDING, AN OKLAHOMA GENERAL PARTNERSHIP

Request Change: From R-1

To SPUD





**The City of
OKLAHOMA CITY**
PLANNING DEPARTMENT

January 28, 2000

Earl J. Cheek & Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust & Investor's Foundation Building, and Oklahoma General Partnership
1703 Kingsbury Lane
Oklahoma City, OK 73116-5313

Dear Mr. Cheek:

PC-9449



NO N. A.
Ward 2
OKC

SPUD # 238

APPLICATION

The undersigned hereby respectfully makes application and petitions the City Council of the City of Oklahoma City to amend the Zoning Ordinance and to change the Zoning Districts of the City of Oklahoma City from the: R-1 Single Family Residential District to the SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

1038 - 1040 NW 68th Oklahoma City, OK
located at: (address) 1029 - 1041 NW 67th Oklahoma City, OK

Size of property: 46,900 Square Feet {property cannot exceed 2 acres}

Legal Description of property: Lots One (1) through Six (6) and Lots Twenty-one (21) through Twenty-six (26), in Block Five (5), in LAKE VIEW HEIGHTS ADDITION to Oklahoma City, Oklahoma, being part of the Southwest Quarter (1/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian.

Lots Twenty (20) and Twenty-one (21), in Block Four (4), in BURTON SUBDIVISION OF BLOCK 136, NORTH OKLAHOMA CITY ADDITION to Oklahoma City, Oklahoma, being part of the Southwest Quarter (1/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of Indian Meridian.

Proposed Use: Storage

Existing Use of property: Vacant

Property Owner: Earl J. Cheek, Co-Trustee Investors Foundation
Timothy N. Cheek, Co-Trustee Robert L. Fowler

Cheek Family Irrevocable Trust

This application must also be accompanied with the following:

\$700 filing fee + 2 public hearing fees @ \$50 each for a total of \$800

2 additional copies of this application

3 copies of warranty deed

3 copies of letter of authorization (if applicable)

3 copies of ownership list {The Ownership List must contain all property owners, their complete mailing address and legal description, who own property within a 300 foot radius of the exterior boundary of the site. Radius must increase in increments of 100 feet until not less than 15 separate individuals are provided or the radius reaches 1,000 feet.}

25 copies of Master Design Statement & any other supporting maps, site plans or exhibits (if applicable)

Application submitted by:

Earl J. Cheek
(signature)

311 North Harvey Avenue

(address)

Oklahoma City, OK 73102

(city, state & zip code)

Phone # 405-236-5175

QUIT CLAIM DEED

INDIVIDUAL FORM

THIS INDENTURE, Made this 31st day of December, A. D. 1992between John D. Cheek and Nancy G. Cheek, Husband
and Wife of the first part,
and Earl J. Cheek and Timothy N. Cheek, Co-Trustees
of the Cheek Family Irrevocable Trust of the second part,
dated December 31, 1992Witnesseth, that said party of the first part, in consideration of the sum of
Ten dollars (\$10.00) and O.V.C. DOLLARSto them in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain,
sell and convey unto the said party of the second part all their right, title, interest, estate, and every
claim and demand, both at law and in equity, in and to all the following described property situate inOklahoma County, State of Oklahoma, to-wit:Lots Twenty (20) and Twenty-one (21) in Block Four (4) of Burton's
Sub-Addition of North Oklahoma City Addition, 1029

AND

Lots one (1), Two (2), Three (3), Four (4), Five (5) and Six (6) 1040
inclusive, and Lots Twenty-five (25) and Twenty-six (26) in Block 1033
Five (5) of Lake View Heights Addition, of Oklahoma City according
to the recorded plats thereof.

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Cheek Family Irrevocable Trustits heirs and assigns forever, so that neither them the said
John D. Cheek and Nancy G. Cheek, Husband and Wife
nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises
or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.In Witness Whereof, the said parties of the first part have hereunto set their hands
the day and year first above written."Exempt Documentary Stamps
O.S. Title 68, Article 32,
Section 3201".

John D. Cheek

Nancy G. Cheek

STATE OF OKLAHOMA
COUNTY OF Oklahoma

} SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma FormBefore me, the undersigned, a Notary Public in and for said County and State on this 31st day of

Return Recorded Instrument To
Stewart Title
124 North Crawford

Norman, Oklahoma 73069

800
ST

QUIT CLAIM DEED

5568 1762

(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That Robert L. Fowler and Frances L. Fowler, being one and the same as Francis L. Fowler, husband and wife, AKA Fran L. Fowler

In consideration of the sum of Ten - - - - - part 1/8 of the first part,
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby quit-
claim, grant, bargain, sell and convey unto Investor's Foundation Building, an Oklahoma
General Partnership,

part V of the second part, on their right, title, interest, estate, and every claim and demand, both at
law and in equity, in and to all the following described real property and premises situate in Oklahoma
County, State of Oklahoma, to-wit:

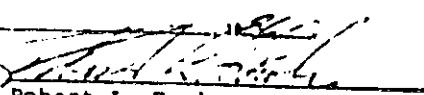
All of Lots 1 through 6 in Block 1 in NORTHWEST HEIGHTS ADDITION
to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded
plat thereof and all of Lots 21 thru 24 in Block 5 in LAKEVIEW
HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma,
according to the recorded plat thereof.

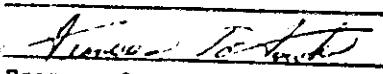
DOC NUMBER 00166511
TIME 10:13 AM
FEE 8.00
DATE 10-11-1986
TERRY DEWOODY
OKLAHOMA COUNTY CLERK
RECORDED AND FILED

Together with all the improvements thereon and the appurtenances thereunto belonging

To have and to hold the above described premises unto the said part V of the second part,
heirs and assigns forever.

Signed and delivered this 10 day of October,


Robert L. Fowler


Frances L. Fowler

STATE OF OKLAHOMA

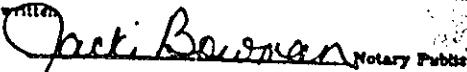
COUNTY OF Oklahoma

ss:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 10 day of
December, 1986, personally appeared Robert L. Fowler and Frances L. Fowler, one and the same as Francis L. Fowler, husband and wife, AKA Fran L. Fowler, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

PUBLIC 13-12-89


Octi Bowman, Notary Public

NOTE: This form is supplied by TITLE GUARANTY IN PARTNERSHIP OF AMERICAN FIRST LAND TITLE INSURANCE CO. Oklahoma City for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.

O-364

norman 8/11-354

APPLICATION FOR REZONING

Address of Property to be Rezoned:

1038 – 1040 NW 68th

1029 – 1041 NW 67th

Oklahoma City, OK

Legal Description of Property to be Rezoned:

Lots One (1) through Six (6) and Lots Twenty-one (21) through Twenty-six (26),
in Block Five (5), in LAKE VIEW HEIGHTS ADDITION to Oklahoma City,
Oklahoma, being part of the Southwest Quarter (¼) of Section Four (4),
Township Twelve (12) North, Range Three (3) West of the Indian Meridian.

Lots Twenty (20) and Twenty-one (21), in Block Four (4), in BURTON
SUBDIVISION OF BLOCK 136, NORTH OKLAHOMA CITY ADDITION to
Oklahoma City, Oklahoma, being part of the Southwest Quarter (¼) of Section
Four (4), Township Twelve (12) North, Range Three (3) West of Indian Meridian.

INVESTOR'S FOUNDATION BUILDING

P.O. Box 18554
OKLAHOMA CITY, OKLAHOMA 73154-0554

July 12, 1999

Oklahoma City Planning Commission
400 West Main Street
Oklahoma City, Oklahoma 73102

In Re: Rezoning Application of Cheek Family Irrevocable Trust, dated July 12, 1999

Gentlemen:

As owner of Lots 21-24 in Block 5 of Lakeview Addition to Oklahoma City, I want to join with the Cheek Family Irrevocable Trust in their application to rezone certain lots in Block 5 Lakeview Addition and lots in Block 4 of Burton's Sub-addition to Oklahoma City. It is my desire to join with them on this application to change the zoning from R-1 to I-2.

I agree to join with Cheek Family Irrevocable Trust in making application for rezoning as long as I am not responsible for any rezoning fees.

Sincerely,



Robert L. Fowler
Consulting Engineer

REZONING
1038-1040 NW 68th
1029 - 1041 NW 67th

PROPERTY OWNER:	LOT:	BLK:	ADDITION:
N. David & Madelyn J. Hackney 6917 N Classen Blvd Oklahoma City, OK 73116-7209	05-08	3	Burtons Sub Blk 136
Hillerman, Inc. 10413 Major Ave. Oklahoma City, OK 73120-7209	09-11	3	Burtons Sub Blk 136
H. Richard Muehleisen Jeffrey H. Martin James M. Oswalt 1015 NW 68th Street Oklahoma City, OK 73116-7201	12-20	3	Burtons Sub Blk 136
James M. Oswalt Jeffrey H. Martin H. Richard Muehleisen 1015 NW 68th St Oklahoma City, OK 73116-7201	21	3	Burtons Sub Blk 136
Leroy Jenkins % Jenkins Real Estate 6424-B Santa Fe Avenue Oklahoma City, OK 73116-9111	22-23	3	Burtons Sub Blk 136
Florine May Madewell 1024 NW 69th Street Oklahoma City, OK 73116-7204	24-25	3	Burtons Sub Blk 136
Jeanette L. Akers 1020 NW 69th Street Oklahoma City, OK 73116-7204	26-27	3	Burtons Sub Blk 136
Dimension Properties LLC 915 NW 73rd Street Oklahoma City, OK 73116-0000	28-29	3	Burtons Sub Blk 136

REZONING
1038-1040 NW 68th
1029 - 1041 NW 67th

Dimension Properties LLC 915 NW 73rd Street Oklahoma City, OK 73116-0000	30-31	3	Burtons Sub Blk 136
B D Eddie Enterprises LLC 6701 NW Expressway, Ste. 670 Oklahoma City, OK 73118	01-4 AND Beg NW/C Lot 1 Blk 4 TH S150' W5' N11.73' W80' N5.51' E75' N134' E10' to Beg	4	Burtons Sub Blk 136
B D Eddie Enterprises LLC 6701 NW Expressway, Ste. 670 Oklahoma City, OK 73118	05-06	4	Burtons Sub Blk 136
B D Eddie Enterprises LLC 6701 NW Expressway, Ste. 670 Oklahoma City, OK 73118	07-11	4	Burtons Sub Blk 136
B D Eddie Enterprises LLC 6701 NW Expressway, Ste. 670 Oklahoma City, OK 73118	12-13	4	Burtons Sub Blk 136
B D Eddie Enterprises LLC 6701 NW Expressway, Ste. 670 Oklahoma City, OK 73118	14-15	4	Burtons Sub Blk 136
Don E. Perry 3228 Persimmon Creek Dr. Edmond, OK 73013-7844	16-17	4	Burtons Sub Blk 136
Mike Pike Willa Ross P.O. Box 63 Piedmont, OK 73078-0063	18-19	4	Burtons Sub Blk 136
Earl J. Cheek, Co-Trustee Timothy N. Cheek, Co-Trustee Cheek Family Irrevocable Trust 1703 Kingsbury Lane Oklahoma City, OK 73116-5313	20-21	4	Burtons Sub Blk 136
New Era Properties Inc. P.O. Box 13177 Oklahoma City, OK 73113-1177	22-28	4	Burtons Sub Blk 136

REZONING
1038-1040 NW 68th
1029 - 1041 NW 67th

Battle Investment Company P.O. Box 22100 Oklahoma City, OK 73123-0100	29-31	4	Burtons Sub Blk 136
Earl J. Cheek, Co-Trustee Timothy N. Cheek, Co-Trustee Cheek Family Irrevocable Trust 1703 Kingsbury Lane Oklahoma City, OK 73116-5313	01-06	5	Lakeview Heights Add
Gotez Inc P.O. Box 13177 Oklahoma City, OK 73113	07-08	5	Lakeview Heights Add
Gotez Inc P.O. Box 13177 Oklahoma City, OK 73113	09-13	5	Lakeview Heights Add
Gotez Inc P.O. Box 13177 Oklahoma City, OK 73113	14-16 & W6' of Lot 17	5	Lakeview Heights Add
Gotez Inc P.O. Box 13177 Oklahoma City, OK 73113	17 (E19' of Lot 17) & 18	5	Lakeview Heights Add
Gotez Inc P.O. Box 13177 Oklahoma City, OK 73113	19-20	5	Lakeview Heights Add
Investors Foundation Building P.O. Box 18554 Oklahoma City, OK 73154-0554	21-24	5	Lakeview Heights Add
Earl J. Cheek, Co-Trustee Timothy N. Cheek, Co-Trustee Cheek Family Irrevocable Trust 1703 Kingsbury Lane Oklahoma City, OK 73116-5313	25-26	5	Lakeview Heights Add

REZONING
1038-1040 NW 68th
1029 - 1041 NW 67th

Ray Smiser Jr Construction Company P. O. Box 60731 Oklahoma City, OK 73146-0731	01-06	6	Lakeview Heights Add
Walter E. Atkinson P. O. Box 20510 Oklahoma City, OK 73156-0510	07-08	6	Lakeview Heights Add
William H. Atkinson P. O. box 20510 Oklahoma City, OK 73156-0510	09-10	6	Lakeview Heights Add
Thomas M. Bowles 6920 North Western Avenue Oklahoma City, OK 73116-0000	11-13	6	Lakeview Heights Add
George Wythe Munford III P.O. Box 18524 Oklahoma City, OK, 73154-0524	14-15	6	Lakeview Heights Add
George Wythe Munford P.O. Box 18524 Oklahoma City, OK, 73154-0524	16-18	6	Lakeview Heights Add
Dorothy Kettler 1045 NW 68th Street Oklahoma City, OK 73116-7201	19-20	6	Lakeview Heights Add
H. Richard Muehleisen Jeffrey H. Martin James M. Oswalt 1015 NW 68th Street Oklahoma City, OK 73116-7201	21-26	6	Lakeview Heights Add
Jack B. Lloyd Patricia R. Lloyd 1100 Fenwick Place Oklahoma City, OK 73116-6410	01	5	Nichols Hills Add
Cumberland Estates c/o Donald Keel CPA 421 South Bryant Edmond, OK 73034-0000	25	5	Nichols Hills Add

REZONING
1038-1040 NW 68th
1029 - 1041 NW 67th

James K. McCann Jr. 1140 NW 63rd Street, Suite 414 Oklahoma City, OK 73116-6511	01	6	Nichols Hills Add
Edwin J. & Ilene S. Neal 45 Black Hawk Trail Savannah, GA 31411-2852	28	6	Nichols Hills Add
Classen 67 Property LTD 6709 N Classen Blvd Oklahoma City, OK 73116-7358	01 (E160' Ex S5' of Lot 01)	135	North Okla City Add
Elizabeth W. Totten 1502 N Woodland Road Ponca City, OK 74604-3539	01 (W160' of Lot 01)	135	North Okla City Add
City of Oklahoma City	01 (W25' of W160' Lot 01 & S5' of E160' of Lot 01 & N5' of E170' of Lot 02 & W10' of E180' of Lot 02 & S7.5' of Lot 02 & N7.5' of Lot 03 & W10' of E180' of Lot 03 & S5' of W80' of E240' of Lot 01)	135	North Okla City Add
Charles W. Hebard & Nora J. Trust Charles W. Hebard & Nora J. Living Trust 10609 Regent Oklahoma City, OK 73162-0000	01 (W80' of E240' Ex 25' of Lot 01)	135	North Okla City Add
Robert L. & Frances Fowler Annett Fowler P.O. Box 18554 Oklahoma City, OK 73118	01-04	1	Northwest Heights
Robert L. & Frances Fowler Annett Fowler P.O. Box 18554 Oklahoma City, OK 73118	05-06	1	Northwest Heights
Gotez Inc. P.O. Box 13177 Oklahoma, OK 73113	07-08	1	Northwest Heights

REZONING
1038-1040 NW 68th
1029 - 1041 NW 67th

Gotez Inc. P.O. Box 13177 Oklahoma, OK 73113	09-10	1	Northwest Heights
Gotez Inc. P.O. Box 13177 Oklahoma, OK 73113	31-34	1	Northwest Heights
Gotez Inc. P.O. Box 13177 Oklahoma, OK 73113	35-40	1	Northwest Heights

WILLIAMS, BOX, FORSHEE & BULLARD, P.C.

ATTORNEYS AND COUNSELLORS

JOHN MICHAEL WILLIAMS
DENNIS R. BOX
RICHARD D. FORSHEE
WILLIAM J. BULLARD
KEITH R. GIBSON
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KIMBERLY K. BROWN

522 COLCORD DRIVE

OKLAHOMA CITY, OKLAHOMA 73102-2202

TELEPHONE
(405) 232-0080

TELECOPIER
(405) 236-5814

October 21, 1999

Mr. Tim Cheek
Cheek, Cheek, & Cheek
311 N. Harvey Avenue
Oklahoma City, OK 73102

Re: SPUD 238

Dear Tim:

Thank you for meeting us at your property this morning. Mr. Farha owns several commercial properties in close proximity to the property you are seeking to rezone. In addition, Mr. Farha is building his office building at the northwest corner of Classen and N.W. 67th Street. This is a comeback area experiencing quality office and commercial development. Based upon this, we would request that you follow the staff's recommendation on the north portion of the property which is 150' x 134', as shown on the map attached to the staff report. The staff recommends that you provide the following conditions:

1. Outdoor storage should only be permitted as an accessory use and located behind the front wall of the building on each site.
2. Sight proof fencing should not extend past the front wall of the building.
3. Outdoor storage should not exceed the height of the screening.

On the southern portion of the property, with dimensions of 134' x 200', we would request that you limit the rezoning to I-1, which would not allow for outside storage. This is in keeping with the surrounding zoning and uses. Thank you again for meeting with us.

Sincerely yours,

Dennis R. Box

Enclosure

C: Amy Brooks (w. encl.)
Betsy Brunsteter (w. encl.)
Bob Tener (w. encl.)

R. L. FOWLER COMPANY

OKLAHOMA CITY—NORMAN

P.O. BOX 18554
OKLAHOMA CITY, OKLAHOMA 73118
(405) 321-7167

*General Contractors-Engineers
Construction Management*

November 18, 1999

Oklahoma City Planning Commission
Office of the City Clerk
200 North Walker Street
Oklahoma City, Oklahoma 73102

RE: Lots 21, 22, 23, & 24
Lakeview Heights Addn.
-Addition to Oklahoma City,
Oklahoma County, Oklahoma

Gentlemen:

I want to take this opportunity to express to you our agreement with your staff recommendation on the rezoning for the above property. This property is also known as located in the 1000 block on N. W. 67 Street in Oklahoma City.

A big thanks goes to the personnel for their considerations and courtesy in handling this matter.

Sincerely,


INVESTORS FOUNDATION BLDG.
R. L. Fowler

RLF:flf

SALE EXCLUSIVELY BY OUR BLUE-PRINT-PHOTO COPY DEPARTMENT...

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WILLIAMS, BOX, FORSHEE & BULLARD, P.C.

ATTORNEYS AND COUNSELLORS

JOHN MICHAEL WILLIAMS
DENNIS R. BOX
RICHARD D. FORSHEE
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PAUL LEFEBVRE
KIMBERLY K. BROWN

522 COLCORD DRIVE

OKLAHOMA CITY, OKLAHOMA 73102-2202

TELEPHONE
(405) 232-0080

TELECOPIER
(405) 236-5814

RECEIVED

OCT 11 1999

October 11, 1999

PLANNING DEPARTMENT
SUBDIVISION AND ZONING
Bob Tener
OKC Planning Department
420 W. Main, Suite 910
Oklahoma City, OK 73102

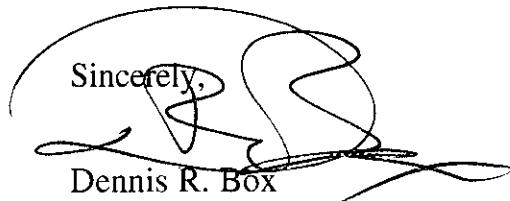
Re: SPUD-238

Dear Bob:

I am writing on behalf of Clay Farha regarding the above application. Mr. Farha owns several tracts east of Western between NW 65th and NW 70th.

Mr. Farha objects to proposed I-2 outdoor storage use and to the possible enclosure of the entire site by the sight proof fence. The industrial character of the proposed use does not reflect the office/ commercial/ residential/ light industrial nature of the surrounding area.

My client is willing to meet with the applicants regarding this SPUD.

Sincerely,

Dennis R. Box

/a
cc Clay Farha
Timothy Cheek

NOTICE OF REZONING

CASE NUMBER: SPUD-238

DATE OF HEARING: October 14, 1999

LOCATION OF PROPERTY: 1038-1040 NW 68th Street and 1029-1041 NW 67th Street

PROPOSED ZONING CHANGE

EXISTING ZONING: R-1 Single Family Residential District

PROPOSED ZONING: This Simplified Planned Unit Development will be governed by the I-2 Moderate Industrial District use and development regulations. Any outside storage will be screened from view by fencing, landscaping or buildings. A five foot greenbelt with trees & shrubs will, be provided along the street frontages. Buildings will be 50% brick, stone, stone, stucco, masonry, wood or similar material.

LEGAL DESCRIPTION: Lots 1 thru 6 and Lots 21 thru 26, Block 5, Lake View Heights Addition and Lots 20 and 21, Block 4, Burton's Subdivision of Block 136, North Oklahoma City Addition, both Additions to Oklahoma City, Oklahoma County, Oklahoma.

PUBLIC HEARING INFORMATION

This notice is to inform you that **Earl J. Cheek and Timothy N. Cheek, Co-Trustee of the Cheek Family Irrevocable Trust and Investor's Foundation Building, an Oklahoma General Partnership** have filed an application with the Oklahoma City Planning Department to change the zoning designation of the property identified on the reverse side of this notice. The Planning Commission will hold a public hearing on the date shown above. You may present your position regarding the proposed zoning change by filing written protest or petition prior to the hearing, appearing in person at the hearing or by having a representative appear on your behalf.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

The City Planning Commission meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma, at 1:30 p.m.

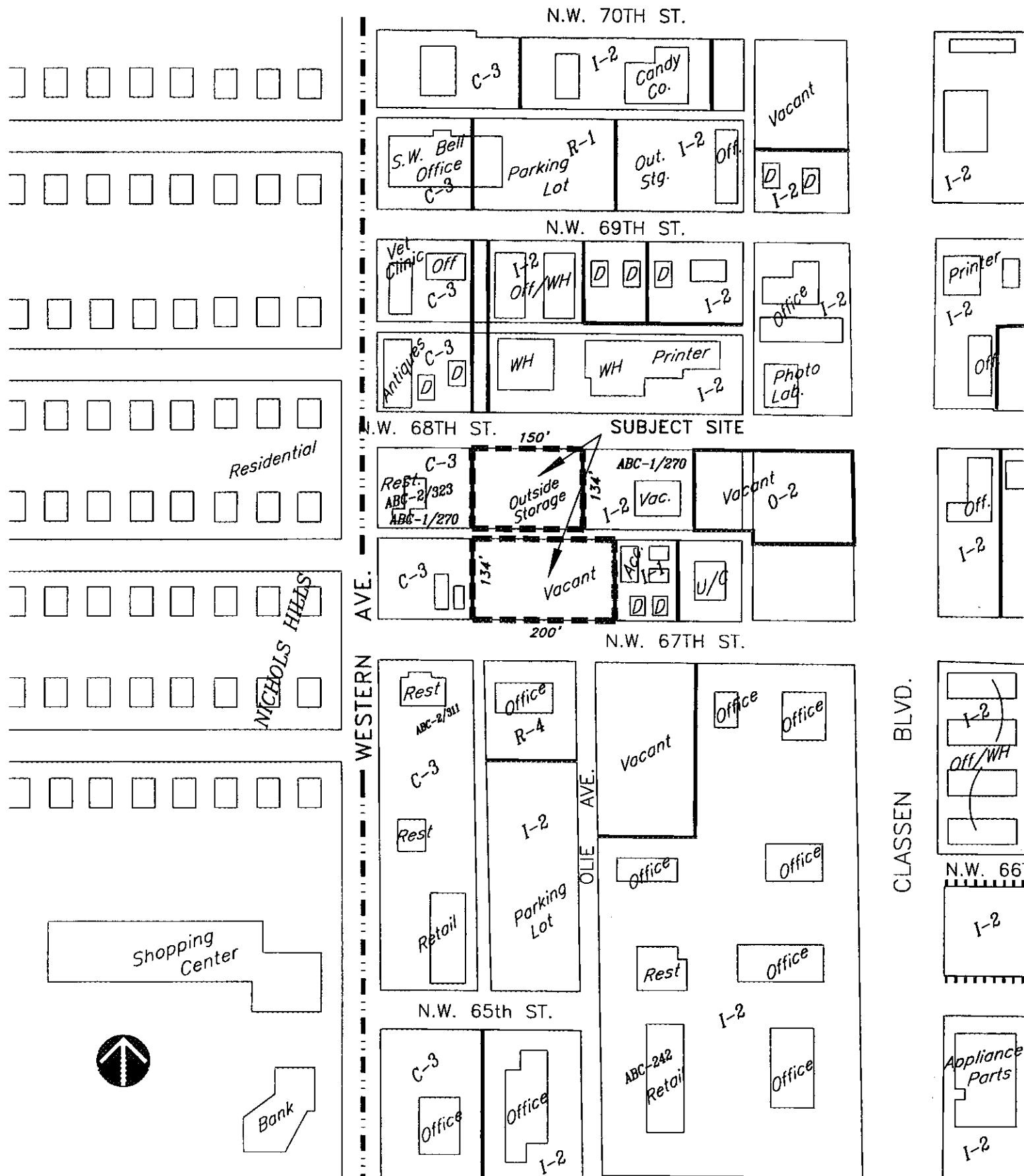
City of Oklahoma City, Planning Department, 420 West Main, Suite 910, Oklahoma City, Oklahoma 73102, (405) 297-2623 TDD (405) 297-2020

SPUD-238

Applicant: EARL J. CHEEK & TIMOTHY N. CHEEK, CO-TRUSTEES OF THE CHEEK FAMILY IRREVOCABLE TRUST & INVESTOR'S FOUNDATION BUILDING, AN OKLAHOMA GENERAL PARTNERSHIP

Request Change: From R-1

To SPUD



STAFF REPORT
Planning Commission
October 14, 1999

12. (SPUD-238) Application by Earl J. Cheek & Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust & Investor's Foundation Building, an Oklahoma General Partnership to rezone 1038-1040 NW 68th Street and 1029-1041 NW 67th Street from the R-1 Single Family Residential District to the SPUD Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. CASE HISTORY

This is a new application. A previous application to rezone this site to the I-2 Moderate Industrial District (PC-9449) was withdrawn on September 23, 1999, in favor of this SPUD application.

B. REASON FOR THE REQUEST

The purpose of this request is to permit industrial development.

C. EXISTING ZONING AND LAND USE

Subject Site: 1.07 acre/R-1/outside storage, dwelling & vacant
North: I-2/warehouse
East: I-2 & I-1/vacant building & residential
South: R-4/office
West: C-3/parking

D. SUMMARY OF SPUD APPLICATION

This Simplified Planned Unit Development will be governed by the I-2 Moderate Industrial District use and development regulations. The following uses will be the only uses permitted on the site:

Administrative and Professional Office (2401).
Animal Sales and Services: Kennels and Veterinary, Restricted (2406).
Animal Sales and Services: Kennels and Veterinary, General (2407).
Automotive: Parking Lot (2408.1).
Automotive and Equipment: Storage (2409).
Automotive and Equipment: Cleaning and Repairs, Light Equipment (2410.1).
Automotive Sales and Rentals (2411).
Building Maintenance Services (2414).
Business Support Services (2415).
Communications Services: Limited (2416.1).
Construction Sales and Services (2417).
Eating Establishments: Sitdown, Alcohol Not Permitted (2419.1).
Medical Services: Restricted (2426.1).
Medical Services: General (2426.2).

STAFF REPORT
Planning Commission
October 14, 1999
SPUD-238 Page 2

Participant Recreation and Entertainment: Indoor (2427.1).
Personal Services: Restricted (2428.1).
Personal Services: General (2428.2).
Repair Services: Consumer (2429).
Research Services: Restricted (2430).
Retail Sales and Services: General (2431).
Personal Storage (2436).
Custom Manufacturing (2501).
Wholesaling, Storage and Distribution: Restricted (2502).
Limited Industrial (2504.1).
Moderate Industrial (2506).
Horticulture (2701).

The following I-2 uses have been eliminated and will not be permitted in the SPUD:

Light Public Protection and Utility: Restricted (2301.1).
Light Public Protection and Utility: General (2301.2).
Cultural Exhibits (2305.1).
Agricultural Supplies and Services (2402).
Animal Sales and Services: Grooming (2404).
Automotive: Parking Garage (2408.2).
Automotive and Equipment: Repairs, Heavy Equipment (2410.2).
Automotive and Equipment: Sales and Rentals, Light Equipment (2412).
Automotive and Equipment: Sales and Rentals, Heavy Equipment (2413).
Convenience Sales and Personal Services (2418).
Eating Establishments: Fast Foods (2419.3).
Eating Establishments: Fast Food with Drive-Through Order Windows (2419.31).
Eating Establishments: Drive-In (2419.4).
Food and Beverage Retail Sales (2421).
Alcoholic Beverage Retail Sales (2422).
Gasoline Sales: Restricted (2424.1).
Gasoline Sales: Truck stops (2424.2).
Laundry Services (2425).
Spectator Sports and Entertainment: Restricted (2433.1).
Spectator Sports and Entertainment: General (2433.2).
Signs: Non-Accessory (2435).
Transportation Facilities: Surface Goods Restricted (2602.1).
Agricultural Processing: Limited (2705.1).
Agricultural Processing: General (2705.2).
Recycling Collection and Processing Facility (2512).

STAFF REPORT
Planning Commission
October 14, 1999
SPUD-238 Page 3

Access to the site will be limited to one drive on NW 67th Street and NW 68th Street. A five foot greenbelt with trees on 40 foot centers with shrubs between the trees will be provided along the street frontages. Any outdoor storage will be screened from view by fencing, buildings and/or landscaping. Freestanding signs will be limited to one sign on the fence along the street frontage. Buildings will be a minimum of 50% brick, stone, stucco, masonry, wood or similar material.

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING

The Engineering Division staff has reviewed the subject zoning case and the following comments are considered applicable:

1. STREETS

- (a) Subject property is served by a public street.
- (b) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.

3. SANITARY SEWER

- (a) Sanitary sewer facilities are available and a direct connection to the sewer can be made.

4. WATER

- (a) Water for this area is supplied by the Hefner Treatment Plant through the 6 inch main on NW 67th Street and NW 68th Street.

STAFF REPORT
Planning Commission
October 14, 1999
SPUD-238 Page 4

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- Airports
- City-County Health
- * Fire
- * MIS - Geographic Systems
- OCURA
- Parks and Recreation
- Police
- Schools
- * Solid Waste Management
- Street Maintenance
- Traffic Management
- Transit Services
- * Transportation (State of Oklahoma)
- Water Resources

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

III. PLANNING DEPARTMENT REVIEW

A. SUBDIVISION & ZONING:

The SPUD document should clarify that the trees and shrubs will be provided along the street frontages.

B. RELEVANT POLICIES

The OKC Plan designates this area for industrial and office development. New development should reflect the established character of the area. Community appearances should be enhanced with attractive buildings and site designs. Land use decisions should consider the impact on surrounding properties, the established development pattern, market forces and esthetic and visual considerations.

C. KEY ISSUES

Would I-2 zoning reflect the scale and character of the surrounding area?

Does the SPUD provide adequate design amenities?

D. STAFF ANALYSIS OF ISSUES

1. FAVORABLE CONSIDERATIONS

- (a) I-2 zoning lies adjacent to and across the street from the north site.
- (b) This site falls within the established I-2 zoning line which has been established approximately 150 east of Western Avenue.
- (c) Numerous I-2 uses have been eliminated.
- (d) The site would have no pole signs.
- (e) All outdoor storage would be screened from view.
- (f) Landscaping would be provided along the street frontages.
- (g) Buildings would be 50% masonry, wood or similar construction.

2. UNFAVORABLE CONSIDERATIONS

- (a) The SPUD would allow I-2 outdoor storage. Outdoor storage does not reflect the actual character of most of this block, which is office, commercial, residential and light industrial in nature.
- (b) The SPUD would allow the entire site to be enclosed by a sight proof fence surrounding outdoor storage.

Staff recommends that the Planning Commission determine that with satisfactory resolution of the unfavorable considerations, this request would be in conformance with the OKC Plan.

IV. STAFF RECOMMENDATION

Approval of the application subject to the following technical evaluations:

1. Outdoor storage should only be permitted as an accessory use and located behind the front wall of the building on each site.
2. Sight proof fencing should not extend past the front wall of the building.
3. Outdoor storage should not exceed the height of the screening.

STAFF REPORT
Planning Commission
October 28, 1999

16. (SPUD-238) Application by Earl J. Cheek & Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust & Investor's Foundation Building, an Oklahoma General Partnership to rezone 1038-1040 NW 68th Street and 1029-1041 NW 67th Street from the R-1 Single Family Residential District to the SPUD Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. CASE HISTORY

This application was continued from October 14, 1999. A previous application to rezone this site to the I-2 Moderate Industrial District (PC-9449) was withdrawn on September 23, 1999, in favor of this SPUD application.

B. REASON FOR THE REQUEST

The purpose of this request is to permit industrial development.

C. EXISTING ZONING AND LAND USE

Subject Site: 1.07 acre/R-1/outside storage, dwelling & vacant

North: I-2/warehouse

East: I-2 & I-1/vacant building & residential

South: R-4/office

West: C-3/parking

D. SUMMARY OF SPUD APPLICATION

This Simplified Planned Unit Development will be governed by the I-2 Moderate Industrial District use and development regulations. The following uses will be the only uses permitted on the site:

Administrative and Professional Office (2401).

Animal Sales and Services: Kennels and Veterinary, Restricted (2406).

Animal Sales and Services: Kennels and Veterinary, General (2407).

Automotive: Parking Lot (2408.1).

Automotive and Equipment: Storage (2409).

Automotive and Equipment: Cleaning and Repairs, Light Equipment (2410.1).

Automotive Sales and Rentals (2411).

Building Maintenance Services (2414).

Business Support Services (2415).

Communications Services: Limited (2416.1).

Construction Sales and Services (2417).

Eating Establishments: Sitdown, Alcohol Not Permitted (2419.1).

Medical Services: Restricted (2426.1).

Medical Services: General (2426.2).

STAFF REPORT
Planning Commission
October 28, 1999
SPUD-238 Page 2

Participant Recreation and Entertainment: Indoor (2427.1).
Personal Services: Restricted (2428.1).
Personal Services: General (2428.2).
Repair Services: Consumer (2429).
Research Services: Restricted (2430).
Retail Sales and Services: General (2431).
Personal Storage (2436).
Custom Manufacturing (2501).
Wholesaling, Storage and Distribution: Restricted (2502).
Limited Industrial (2504.1).
Moderate Industrial (2506).
Horticulture (2701).

The following I-2 uses have been eliminated and will not be permitted in the SPUD:

Light Public Protection and Utility: Restricted (2301.1).
Light Public Protection and Utility: General (2301.2).
Cultural Exhibits (2305.1).
Agricultural Supplies and Services (2402).
Animal Sales and Services: Grooming (2404).
Automotive: Parking Garage (2408.2).
Automotive and Equipment: Repairs, Heavy Equipment (2410.2).
Automotive and Equipment: Sales and Rentals, Light Equipment (2412).
Automotive and Equipment: Sales and Rentals, Heavy Equipment (2413).
Convenience Sales and Personal Services (2418).
Eating Establishments: Fast Foods (2419.3).
Eating Establishments: Fast Food with Drive-Through Order Windows (2419.31).
Eating Establishments: Drive-In (2419.4).
Food and Beverage Retail Sales (2421).
Alcoholic Beverage Retail Sales (2422).
Gasoline Sales: Restricted (2424.1).
Gasoline Sales: Truck stops (2424.2).
Laundry Services (2425).
Spectator Sports and Entertainment: Restricted (2433.1).
Spectator Sports and Entertainment: General (2433.2).
Signs: Non-Accessory (2435).
Transportation Facilities: Surface Goods Restricted (2602.1).
Agricultural Processing: Limited (2705.1).
Agricultural Processing: General (2705.2).
Recycling Collection and Processing Facility (2512).

STAFF REPORT
Planning Commission
October 28, 1999
SPUD-238 Page 3

Access to the site will be limited to one drive on NW 67th Street and NW 68th Street. A five foot greenbelt with trees on 40 foot centers with shrubs between the trees will be provided along the street frontages. Any outdoor storage will be screened from view by fencing, buildings and/or landscaping. Freestanding signs will be limited to one sign on the fence along the street frontage. Buildings will be a minimum of 50% brick, stone, stucco, masonry, wood or similar material.

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING

The Engineering Division staff has reviewed the subject zoning case and the following comments are considered applicable:

1. STREETS

- (a) Subject property is served by a public street.
- (b) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.

3. SANITARY SEWER

- (a) Sanitary sewer facilities are available and a direct connection to the sewer can be made.

4. WATER

- (a) Water for this area is supplied by the Hefner Treatment Plant through the 6 inch main on NW 67th Street and NW 68th Street.

STAFF REPORT
Planning Commission
October 28, 1999
SPUD-238 Page 4

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- Airports
- City-County Health
- * Fire
- * MIS - Geographic Systems
- OCURA
- Parks and Recreation
- Police
- Schools
- * Solid Waste Management
- Street Maintenance
- Traffic Management
- Transit Services
- * Transportation (State of Oklahoma)
- Water Resources

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

III. PLANNING DEPARTMENT REVIEW

A. SUBDIVISION & ZONING:

The SPUD document should clarify that the trees and shrubs will be provided along the street frontages.

B. RELEVANT POLICIES

The OKC Plan designates this area for industrial and office development. New development should reflect the established character of the area. Community appearances should be enhanced with attractive buildings and site designs. Land use decisions should consider the impact on surrounding properties, the established development pattern, market forces and esthetic and visual considerations.

C. KEY ISSUES

Would I-2 zoning reflect the scale and character of the surrounding area?

Does the SPUD provide adequate design amenities?

D. STAFF ANALYSIS OF ISSUES

1. FAVORABLE CONSIDERATIONS

- (a) I-2 zoning lies adjacent to and across the street from the north site.
- (b) This site falls within the established I-2 zoning line which has been established approximately 150 east of Western Avenue.
- (c) Numerous I-2 uses have been eliminated.
- (d) The site would have no pole signs.
- (e) All outdoor storage would be screened from view.
- (f) Landscaping would be provided along the street frontages.
- (g) Buildings would be 50% masonry, wood or similar construction.

2. UNFAVORABLE CONSIDERATIONS

- (a) The SPUD would allow I-2 outdoor storage. Outdoor storage does not reflect the actual character of most of this block, which is office, commercial, residential and light industrial in nature.
- (b) The SPUD would allow the entire site to be enclosed by a sight proof fence surrounding outdoor storage.

Staff recommends that the Planning Commission determine that with satisfactory resolution of the unfavorable considerations, this request would be in conformance with the OKC Plan.

IV. STAFF RECOMMENDATION

Approval of the application subject to the following technical evaluations:

1. Outdoor storage should only be permitted as an accessory use and located behind the front wall of the building on each site.
2. Sight proof fencing should not extend past the front wall of the building.
3. Outdoor storage should not exceed the height of the screening.

STAFF REPORT
Planning Commission
October 14, 1999

12. (SPUD-238) Application by Earl J. Cheek & Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust & Investor's Foundation Building, an Oklahoma General Partnership to rezone 1038-1040 NW 68th Street and 1029-1041 NW 67th Street from the R-1 Single Family Residential District to the SPUD Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. CASE HISTORY

This is a new application. A previous application to rezone this site to the I-2 Moderate Industrial District (PC-9449) was withdrawn on September 23, 1999, in favor of this SPUD application.

B. REASON FOR THE REQUEST

The purpose of this request is to permit industrial development.

C. EXISTING ZONING AND LAND USE

Subject Site: 1.07 acre/R-1/outside storage, dwelling & vacant
North: I-2/warehouse
East: I-2 & I-1/vacant building & residential
South: R-4/office
West: C-3/parking

D. SUMMARY OF SPUD APPLICATION

This Simplified Planned Unit Development will be governed by the I-2 Moderate Industrial District use and development regulations. The following uses will be the only uses permitted on the site:

Administrative and Professional Office (2401).
Animal Sales and Services: Kennels and Veterinary, Restricted (2406).
Animal Sales and Services: Kennels and Veterinary, General (2407).
Automotive: Parking Lot (2408.1).
Automotive and Equipment: Storage (2409).
Automotive and Equipment: Cleaning and Repairs, Light Equipment (2410.1).
Automotive Sales and Rentals (2411).
Building Maintenance Services (2414).
Business Support Services (2415).
Communications Services: Limited (2416.1).
Construction Sales and Services (2417).
Eating Establishments: Sitdown, Alcohol Not Permitted (2419.1).
Medical Services: Restricted (2426.1).
Medical Services: General (2426.2).

STAFF REPORT
Planning Commission
October 14, 1999
SPUD-238 Page 2

Participant Recreation and Entertainment: Indoor (2427.1).
Personal Services: Restricted (2428.1).
Personal Services: General (2428.2).
Repair Services: Consumer (2429).
Research Services: Restricted (2430).
Retail Sales and Services: General (2431).
Personal Storage (2436).
Custom Manufacturing (2501).
Wholesaling, Storage and Distribution: Restricted (2502).
Limited Industrial (2504.1).
Moderate Industrial (2506).
Horticulture (2701).

The following I-2 uses have been eliminated and will not be permitted in the SPUD:

Light Public Protection and Utility: Restricted (2301.1).
Light Public Protection and Utility: General (2301.2).
Cultural Exhibits (2305.1).
Agricultural Supplies and Services (2402).
Animal Sales and Services: Grooming (2404).
Automotive: Parking Garage (2408.2).
Automotive and Equipment: Repairs, Heavy Equipment (2410.2).
Automotive and Equipment: Sales and Rentals, Light Equipment (2412).
Automotive and Equipment: Sales and Rentals, Heavy Equipment (2413).
Convenience Sales and Personal Services (2418).
Eating Establishments: Fast Foods (2419.3).
Eating Establishments: Fast Food with Drive-Through Order Windows (2419.31).
Eating Establishments: Drive-In (2419.4).
Food and Beverage Retail Sales (2421).
Alcoholic Beverage Retail Sales (2422).
Gasoline Sales: Restricted (2424.1).
Gasoline Sales: Truck stops (2424.2).
Laundry Services (2425).
Spectator Sports and Entertainment: Restricted (2433.1).
Spectator Sports and Entertainment: General (2433.2).
Signs: Non-Accessory (2435).
Transportation Facilities: Surface Goods Restricted (2602.1).
Agricultural Processing: Limited (2705.1).
Agricultural Processing: General (2705.2).
Recycling Collection and Processing Facility (2512).

STAFF REPORT
Planning Commission
October 14, 1999
SPUD-238 Page 3

Access to the site will be limited to one drive on NW 67th Street and NW 68th Street. A five foot greenbelt with trees on 40 foot centers with shrubs between the trees will be provided along the street frontages. Any outdoor storage will be screened from view by fencing, buildings and/or landscaping. Freestanding signs will be limited to one sign on the fence along the street frontage. Buildings will be a minimum of 50% brick, stone, stucco, masonry, wood or similar material.

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING

The Engineering Division staff has reviewed the subject zoning case and the following comments are considered applicable:

1. STREETS

- (a) Subject property is served by a public street.
- (b) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.

3. SANITARY SEWER

- (a) Sanitary sewer facilities are available and a direct connection to the sewer can be made.

4. WATER

- (a) Water for this area is supplied by the Hefner Treatment Plant through the 6 inch main on NW 67th Street and NW 68th Street.

STAFF REPORT
Planning Commission
October 14, 1999
SPUD-238 Page 4

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- Airports
- City-County Health
- * Fire
- * MIS - Geographic Systems
- OCURA
- Parks and Recreation
- Police
- Schools
- * Solid Waste Management
- Street Maintenance
- Traffic Management
- Transit Services
- * Transportation (State of Oklahoma)
- Water Resources

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

III. PLANNING DEPARTMENT REVIEW

A. SUBDIVISION & ZONING:

The SPUD document should clarify that the trees and shrubs will be provided along the street frontages.

B. RELEVANT POLICIES

The OKC Plan designates this area for industrial and office development. New development should reflect the established character of the area. Community appearances should be enhanced with attractive buildings and site designs. Land use decisions should consider the impact on surrounding properties, the established development pattern, market forces and esthetic and visual considerations.

C. KEY ISSUES

Would I-2 zoning reflect the scale and character of the surrounding area?

Does the SPUD provide adequate design amenities?

D. STAFF ANALYSIS OF ISSUES

1. FAVORABLE CONSIDERATIONS

- (a) I-2 zoning lies adjacent to and across the street from the north site.
- (b) This site falls within the established I-2 zoning line which has been established approximately 150 east of Western Avenue.
- (c) Numerous I-2 uses have been eliminated.
- (d) The site would have no pole signs.
- (e) All outdoor storage would be screened from view.
- (f) Landscaping would be provided along the street frontages.
- (g) Buildings would be 50% masonry, wood or similar construction.

2. UNFAVORABLE CONSIDERATIONS

- (a) The SPUD would allow I-2 outdoor storage. Outdoor storage does not reflect the actual character of most of this block, which is office, commercial, residential and light industrial in nature.
- (b) The SPUD would allow the entire site to be enclosed by a sight proof fence surrounding outdoor storage.

Staff recommends that the Planning Commission determine that with satisfactory resolution of the unfavorable considerations, this request would be in conformance with the OKC Plan.

IV. STAFF RECOMMENDATION

Approval of the application subject to the following technical evaluations:

1. Outdoor storage should only be permitted as an accessory use and located behind the front wall of the building on each site.
2. Sight proof fencing should not extend past the front wall of the building.
3. Outdoor storage should not exceed the height of the screening.

SPIN 238

28. (PC-9449) Application by Earl J. Cheek & Timothy N. Cheek, Co-Trustees of the Cheek Family Irrevocable Trust & Investor's Foundation Building, an Oklahoma General Partnership to rezone 1038-40 NW 68th Street and 1029-41 NW 67th Street from the R-1 Single Family Residential District into the I-2 Moderate Industrial District. Ward 2.

I. GENERAL INFORMATION

A. CASE HISTORY

This is a new application.

B. REASON FOR THE REQUEST

The purpose of this request is to permit industrial storage.

C. EXISTING ZONING AND LAND USE

Subject Site: 1.07 acre/R-1/outside storage, dwelling & vacant
North: I-2/warehouse
East: I-2 & I-1/vacant building & residential
South: R-4/office
West: C-3/parking

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING DIVISION:

The Engineering Division staff has reviewed the subject zoning case and the following comments are considered applicable:

1. STREETS

- (a) Subject property is served by a public street.
- (b) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWERS

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.

STAFF REPORT
Planning Commission
August 26, 1999
PC-9449 Page 2

3. SANITARY SEWERS

(a) Sanitary sewer facilities are available and a direct connection to the sewer can be made.

4. WATER

(a) Water for this area is supplied by the Hefner Treatment Plant through the 6 inch main on NW 67th Street and NW 68th Street.

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

City-County Health
Airports Department
Parks and Recreation Department
Fire Department
Police Department
* Public Works/Sanitation
Transit Services
Schools
Water and Wastewater Utilities
* Oklahoma State Department of Transportation
Traffic Management
Street Maintenance

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

III. PLANNING DEPARTMENT REVIEW

A. RELEVANT POLICIES

The OKC Plan designates this area for industrial and office development. New development should be consistent with the established scale and character of the area. Community appearances should be enhanced in a broad-based approach that includes more attractive new buildings and site designs. Land use decisions should consider the impact on surrounding properties, the established development pattern, market forces and esthetic and visual considerations.

B. KEY ISSUES

Would I-2 outdoor storage zoning reflect the scale and character of the surrounding area?

C. STAFF ANALYSIS OF ISSUES

1. FAVORABLE CONSIDERATIONS

- (a) I-2 zoning lies adjacent to and across the street from the north site.
- (b) I-2 zoning is the predominant zoning in this area, east of Western Avenue.
- (c) This site falls within the established I-2 zoning line which has been established approximately 150 east of Western Avenue.
- (d) The remaining dwellings in the vicinity east of Western Avenue are zoned commercial or industrial.

2. UNFAVORABLE CONSIDERATIONS

- (a) Outdoor storage does not reflect the actual character of most of this area, which is office, commercial and light industrial in nature.
- (b) These sites are visible from passing traffic on Western Avenue and from the residential neighborhood across Western.

Staff recommends that the Planning Commission determine that I-2 zoning is not in conformance with the OKC Plan.

D. POSSIBLE ALTERNATIVES

I-2 Simplified Planned Unit Development that restricts inappropriate uses and effectively screens all outside storage from view or amend the west 50 feet of the north site and all of the south site to I-1 Light Industrial

IV. STAFF RECOMMENDATION

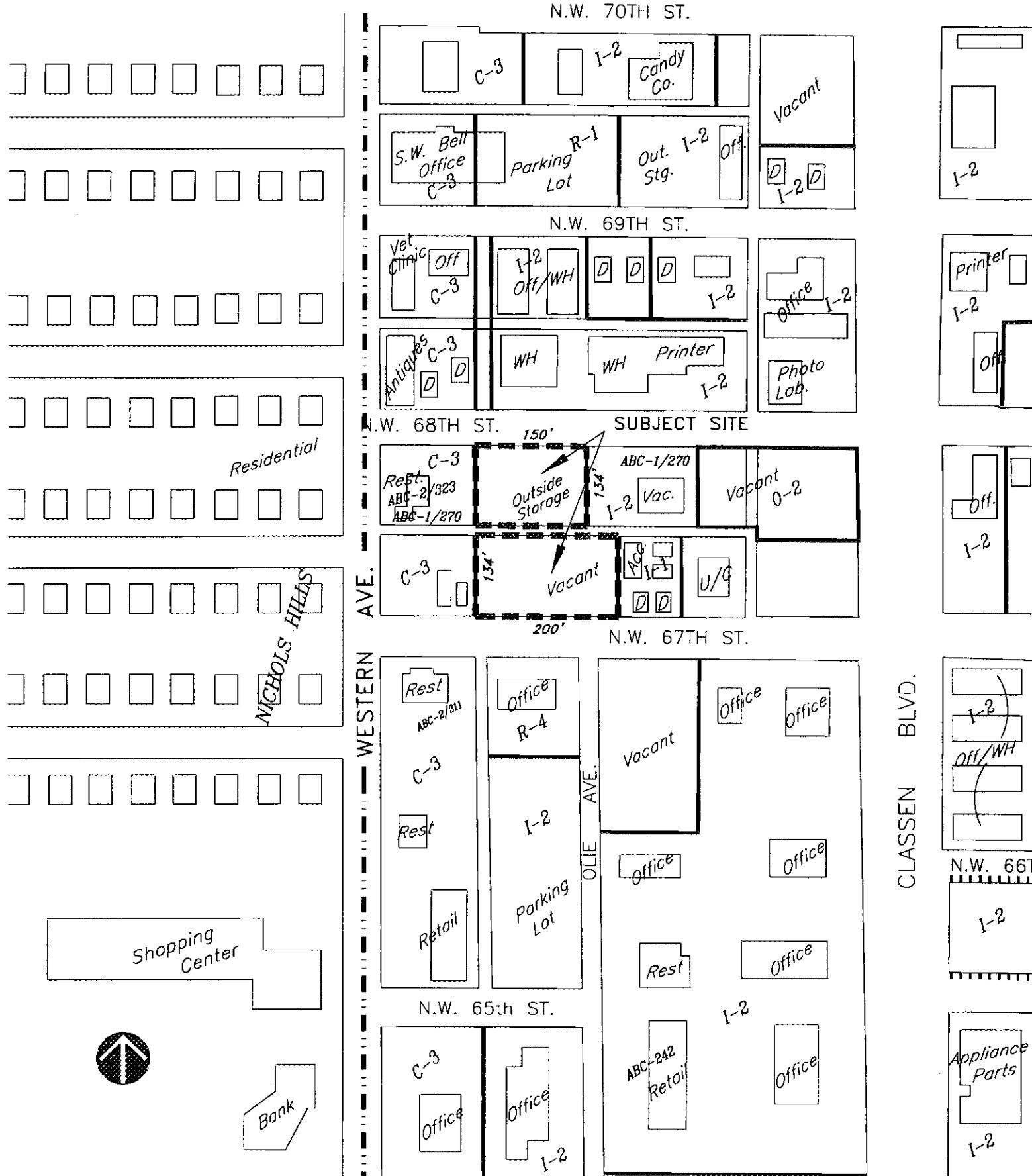
Amend the west 50 feet of the north site and all of the south site to I-1 Light Industrial and approval, or continue the application to September 23, 1999 to submit a SPUD.

PC-9449

Applicant: EARL J. CHEEK & TIMOTHY N. CHEEK, CO-TRUSTEES OF THE CHEEK FAMILY IRREVOCABLE TRUST & INVESTOR'S FOUNDATION BUILDING, AN OKLAHOMA GENERAL PARTNERSHIP

Request Change: From R-1

To I-2



City of Oklahoma City
Public Works

Todays Date: 07/12/1999 03:33:38 PM
Business Date: 07/13/1999
Transaction #: P011199907138935

135 ZON\SUB CHG-PLAN FEE 1110.00
check fammily irrevocable trust
XPC-9449
Check Number 1221 1110.00

Total Due	1110.00
Check(s) Tendered	1110.00
Amount Tendered	1110.00
Change Due	0.00

PLANNING DEPARTMENT
Subdivision & Zoning

TO: Kathe Casula
Planning Department
Subdivision & Zoning

FROM: George Storm *LSA*
Engineering Division

DATE: Sept 27, 1999

SUBJECT: C- _____ PUD- _____ SPUD- 238
SP- _____ PC- _____ ABC- _____

The Engineering staff has reviewed the subject application and the following comments are considered applicable:

Streets

- (a) All City streets and drives on City right-of-way serving this subdivision/site must be paved in accordance with City standards.
- (b) Subject property is served by a public street.
- (c) Paving widening along the north south east west side of _____ adjacent to property will be required.

PLANNING DEPARTMENT
Subdivision & Zoning

TO: Kathe Casula
Planning Department
Subdivision & Zoning

FROM: Gart Douglas
Water/Wastewater Utilities

DATE: _____

SUBJECT: C- _____ PUD- _____ SPUD- 238 ✓
SP- _____ PC- _____ ABC- _____

OKC SAN. SEWER
S.M. # 337

The Water/Wastewater Utilities staff has reviewed the subject application and the following comments are considered applicable:

Sanitary Sewers

- (a) Sanitary sewer facilities are available for this location and it is not necessary to extend public laterals to it.
- (b) It will be necessary to extend public laterals to meet the existing sanitary sewer facilities for this location.
- (c) Sanitary sewer facilities are not available for this location.
- (d) According to City records, public sanitary sewer facilities are available approximately _____ of the site.
- (e) Sanitary sewer facilities are available and a direct connection to the sewer can be made.
- (f) Other _____

[Handwritten signature]

DEVELOPMENT REVIEW FORM

PLANNING DEPARTMENT
Zoning Division

WARD 2

TO: Traffic Management
Planning/Garner Stoll
Planning/Bob Mier
Planning/Steve Paulson
Water Engr. - GIS/Margaret Farmer
Oklahoma City Regional Office, ECLS/Anita Steed
Airports Dept./Dale Thompson
Parks Administration/Terry Ash
Fire Marshal's Office/Lynn Beck
Neighborhood Enhancement/Mike Randall
Community Development/Wiley Rice
Police/Planning & Research
Water Resources Dept./Teresa Poarch
Street Maintenance Division/Clyde Lewis
Solid Waste Management/Joan Thompson
Transit Services/Hugh Kierig
No N.A.
Second Century/Tiana Douglas
ODOT/Terry McFall, P.E./200 NE 21/73105
Oklahoma City School District

DATE: 17 September 99

SUBJECT: Status of Necessary City Services Within Proximity of Property Outlined

CASE NO.: SPUD-238

LOCATION: 1038-1040 NW 68th Street and 1029-1041 NW 67th Street

LEGAL DESCRIPTION: Lots 1 thru 6, and Lots 21 thru 26, Block 5, Lake View Heights Addition and Lots 20 and 21, Block 4, Burtons Subdivision of Block 136, North Oklahoma City Addition, both Additions to Oklahoma City, Oklahoma County, Oklahoma.

PROPOSED ZONING CHANGE FROM: R-1 Single Family Residential District
TO: SPUD-simplified Planned Unit Development District

Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related to the development of this property.

A staff report will be forwarded to the Planning Commission and your response is needed before 29 September 99. For information or assistance, please contact the Planning Department/Zoning Division at 297-2417.

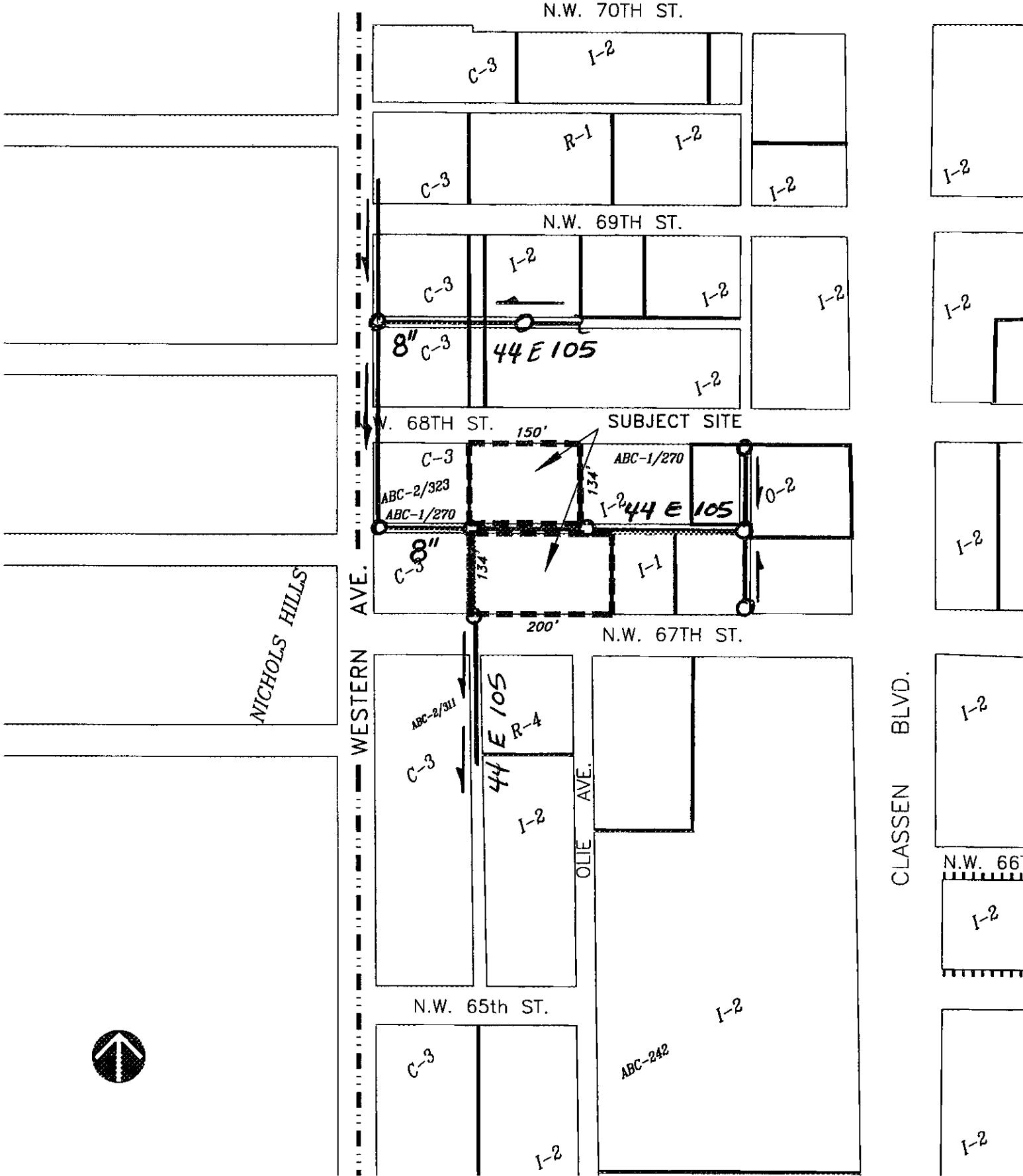
FOR PLANNING COMMISSION MEETING OF: 14 October 99

SPUD-238

Applicant: EARL J. CHEEK & TIMOTHY N. CHEEK, CO-TRUSTEES OF THE CHEEK FAMILY IRREVOCABLE TRUST & INVESTOR'S FOUNDATION BUILDING, AN OKLAHOMA GENERAL PARTNERSHIP

Request Change: From R-1

To SPUD S. M. # 337



To: Planning Department, Subdivision Division
Date: September 29, 1999
Subject: Plat and Plan Review
From: Bob Sweet, Business & Communications Technology, GIS

C-4837 Westpointe Parkway Phase IV a Re-plat of part of Westpointe Parkway Phase II, final plat
With no internal public streets all lots need to be addressed off of S. Mustang Rd.. If the parcel east of this plat is developed should there be a named street through Westpointe plat?

C-4838 Chisholm East Section II, final plat
- No comment

C-4839 Sierra Station Section Two, preliminary plat
- Sierra Ct. is a duplicate street name. There are 2 other Sierras in grids 38-51 and 63-38.

C-4840 Woodvine, final plat
- No comment

C-4841 Country Hollow Estates, final plat
It would help clarify street names if they were on the actual plat instead on the adjacent developed area, if it doesn't interfere with the text. For example Gaelic Glen Dr. Put that name within the proposed plat. NW 125th Ct lines up to 125th St so why not make it 125th St instead of Ct.?

C-4842 Brighton Place Section 5, final plat
-York is a duplicate street name. There's a York Way in grid 40-50. (The precedent is already set in this subdivision; there's a Buckingham street in this development and in grid 33-51).

PUD-722 See above comment on Westpointe Parkway

PUD-723 No comment

PUD-724 No comment

PUD-725 No comment

SPUD-237 No comment

SPUD-238 No comment

No comments on proposed zoning changes.

DA-18568 Will this leave one of the lots without access to a public right-of-way?

PV-23 No comment

PLANNING DEPARTMENT
Subdivision & Zoning

TO: Kathe Casula
Planning Department
Subdivision & Zoning

FROM: Barbara Hall
Engineering Division

DATE: _____

SUBJECT: C- _____ PUD- _____ SPUD- 238
SP- _____ PC- _____ ABC- _____

The Engineering Division staff has reviewed the subject application and the following comments are considered applicable:

Storm Sewers

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.
- (c) Detention will not be required.
- (d) A flood study will be required to establish finished floor elevations and common lot areas.
- (e) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'). These elevations shall be approved by the Public Works Department Engineering staff prior to filing of the final plat.
- (f) 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.
- (g) 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 owners association. 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.
- (h) Construction within the limits of this (plat PUD SP) 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 $\frac{1}{2}$ acre or greater.

TO: Kathe Casula
Planning Department
Subdivision & Zoning

FROM: Teresa Poarch
Water/Wastewater Utilities

DATE: 9/24/99

SUBJECT: C-_____ PUD-_____ SPUD-238
SP-_____ PC-_____ ABC-_____

The Water/Wastewater Utilities staff has reviewed the subject application and the following comments are considered applicable:

Water

(a) Water for this area is supplied by the Oklahoma Treatment Plant through the 6" main on W. 7th Street.

(b) The developer will be required to extend public mains and provide fire protection to serve the proposed development.

(c) Distribution mains for this subdivision must be designed to anticipate fire flow and domestic requirements. Hydraulic calculations may be required.

(d) A twelve inch (12") border main will be required.

(e) The developer will/may have to obtain his domestic water and fire protection from sources other than the Oklahoma City water supply.

(f) An alternate means of fire protection as approved by the Oklahoma City Fire Department should be submitted.

(g) When grid mains are installed in accordance with the current Master Plan as developed by Pitometer and Associated, this area should be serviced with ample pressure and volume.

(h) Continued development in this area may create supply problems until loop water mains are installed in accordance with the current Master Plan developed by Pitometer and Associates.

(i) The nearest source of supply for City water is the *. The developer may extend public mains and provide fire protection to serve proposed development. Should the developer choose not to extend the public facility, then an alternate means of fire protection and domestic water will be required. The developer must contact the Oklahoma City Fire Department for approval of alternate fire protection methods. All rural water systems must be approved by the City Engineer.

(j) The developer is responsible to locate driveways out of the way of proposed water meter stub outs or the developer will be responsible for relocation of the water service and meter.



OKLAHOMA DEPARTMENT OF TRANSPORTATION
200 N. E. 21st Street
Oklahoma City, OK 73105-3204

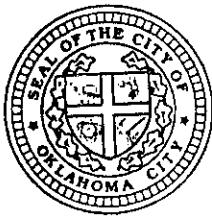
September 29, 1999

City of Oklahoma City
Planning Department
420 West Main, Suite 910
Oklahoma City, Oklahoma 73102

Gentlemen:

We have reviewed the following listed plats for these proposed development sites in the Oklahoma City area:

<u>DEVELOPMENT</u>	<u>CASE NUMBER</u>
10904 N. May Ave.	ABC-451
S. of Reno Ave. and east of Mustang Rd.	C-4837
S. of Reno Ave. and W. of Czech Hall Rd.	C-4838
S. of Memorial Rd. and east of Coltrane Rd.	C-4839
N. of N.W. 164 th St. and east of May Ave.	C-4840
N. of N.W. 122 nd St. and east of Rockwell Ave.	C-4841
S. of N.W. 36 th St. and W. of Sara Rd.	C-4842
An application to close the plotted 10' utility easement in Lot 18, Block 11, the Oaks 2 nd Addition to Oklahoma City, Oklahoma County, OK.	CE-531
N. of Britton Rd. and east of Council Rd.	DA-18568
14901 S. Western Ave.	PC-9561
403 Tinker Diagonal	PC-9562
11408 N.E. 50 th St.	PC-9563
900 N. Meridian Ave.	PC-9564
2615 N. E. 23 rd St.	PC-9565
400-412 S. Mustang Rd.	PUD-722
2101 Crooked Oak Drive	PUD-723
3100 S.W. 89 th St.	PUD-724
211 N.W. 94 th Street	PUD-725
S. of N.W. 150 th St. and W. of Pennsylvania Ave.	PV-23
12241 S. May Ave.	SPUD-237
1038-1040 N.W. 68 th St. and	SPUD-238
1029-1041 N.W. 67 th St.	



MEMORANDUM

The City of
OKLAHOMA CITY
Fire Department

TO: Planning Department
Subdivision Division

FROM: Major Lynn D. Beck *(LB)*

DATE: September 27, 1999

SUBJECT: Case CE-531
ABC-451
PC-9565
PC-9564
PC-9563
PC-9562
PC-9561
C-4842 Brighton Place, Section 5
C-4840 Woodvine
PUD -724
SPUD -237 (was PC-9438)
SPUD -238
PUD-725
PUD- 723
PV-23
DA -18568
C-4837 Westpointe Parkway, Phase IV
PUD -722

On September 27, 1999, a review was conducted on the above case.

The Fire Department has no comment at this time.

If you have any questions, feel free to contact me at the Fire Marshal's Office, 297-3584.

Case No. SPUD-237 (was PC-9438)
12241 South May Avenue

Considered for Proposed Zoning Change From: AA Agricultural District To: SPUD-simplified Planned Unit Development District.

Sector IV – The City can service providing they do not produce over 270 gallons per pickup.

Case No. SPUD-238
1038-1040 NW 68th Street and 1029-1041 NW 67th Street

Considered for Proposed Zoning Change From: R-1 Single Family Residential District To: SPUD-simplified Planned Unit Development.

Sector II – The City can service providing they do not produce over 270 gallons per pickup.

Case No. PC-9561
14901 South Western Avenue

Considered for Proposed Zoning Change From: AA Agricultural District To: C-3 Community Commercial District.

Sector IV – The City can service providing they do not produce over 270 gallons per pickup.

Case No. PC-9562
403 Tinker Diagonal

Considered for Proposed Zoning Change From: C-3 Community Commercial District To: R-4 General Residential District.

Sector III – The City can service.

Case No. PC-9563
11408 NE 50th Street

Considered for Proposed Zoning Change From: R-MH-2 Mobile Home Park To: R-1 Single Family Residential District.

Sector II – The City can service.

To: Planning Department, Subdivision Division
Date: September 29, 1999
Subject: Plat and Plan Review
From: Bob Sweet, Business & Communications Technology, GIS

C-4837 Westpointe Parkway Phase IV a Re-plat of part of Westpointe Parkway Phase II, final plat
With no internal public streets all lots need to be addressed off of S. Mustang Rd.. If the parcel east of this plat is developed should there be a named street through Westpointe plat?

C-4838 Chisholm East Section II, final plat
- No comment

C-4839 Sierra Station Section Two, preliminary plat
- Sierra Ct. is a duplicate street name. There are 2 other Sierras in grids 38-51 and 63-38.

C-4840 Woodvine, final plat
- No comment

C-4841 Country Hollow Estates, final plat
It would help clarify street names if they were on the actual plat instead on the adjacent developed area, if it doesn't interfere with the text. For example Gaelic Glen Dr. Put that name within the proposed plat. NW 125th Ct lines up to 125th St so why not make it 125th St instead of Ct.?

C-4842 Brighton Place Section 5, final plat
-York is a duplicate street name. There's a York Way in grid 40-50. (The precedent is already set in this subdivision; there's a Buckingham street in this development and in grid 33-51).

PUD-722 See above comment on Westpointe Parkway

PUD-723 No comment

PUD-724 No comment

PUD-725 No comment

SPUD-237 No comment

SPUD-238 No comment

No comments on proposed zoning changes.

DA-18568 Will this leave one of the lots without access to a public right-of-way?

PV-23 No comment

SPUD-238 Earl J. Cheek & Timothy N Cheek 311 N. Harvey Ave OKC, OK 73102	SPUD-238 Earl J Cheek & Timothy N Cheek 311 N Harvey Ave OKC, OK 73102	SPUD-238 N.D. & M.J. Hackney 6917 N Classen Bl OKC, OK 73116-7209
SPUD-238 Hillerman, Inc. 10413 Major Ave OKC, OK 73120	SPUD-238 Muehleisen, Martin & Oswalt 1015 NW 68 OKC, OK 73116-7201	SPUD-238 Jenkins Real Est%Leroy Jenkins 6424 N Santa Fe Ave, Ste. B OKC, OK 73116-9111
SPUD-238 F.M. Madewell 1024 NW 69 OKC, OK 73116-7204	SPUD-238 J.L. Akers 1020 NW 69 OKC, OK 73116-7204	SPUD-238 Dimension Properties LLC 915 NW 73 OKC, OK 73116
SPUD-238 B D Eddie Properties LLC 6701 NW Expressway, Ste. 670 OKC, OK 73118	SPUD-238 D.E. Perry 3228 Persimmon Creek Dr Edmond, OK 73013-7844	SPUD-238 M. Pike & W. Ross Box 63 Piedmont, OK 73078-0063
SPUD-238 E.J. Cheek & T.N. Cheek, Co-Trst 1703 Kingsbury Ln OKC, OK 73116-5313	SPUD-238 New Era Properties Inc., Box 13177 OKC, OK 73113-1177	SPUD-238 Battle Invest. Co. Box 22100 OKC, OK 73123-0100
SPUD-238 Gotez Inc., Box 13177 OKC, OK 73113	SPUD-238 Investors Foundation Bldg Box 18554 OKC, OK 73154-0554	SPUD-238 R. Smiser, Jr. Construction Co. Box 60731 OKC, OK 73146-0731
SPUD-238 W.E. Atkinson Box 20510 OKC, OK 73156-0510	SPUD-238 W.H. Atkinson Box 20510 OKC, OK 73156-0510	SPUD-238 T.M. Bowles 6920 N Western Ave OKC, OK 73116
SPUD-238 G.W. Munford, III Box 18524 OKC, OK 73154-0524	SPUD-238 D. Kettler 1045 NW 68 OKC, OK 73116-7201	SPUD-238 J.B. & P.R. Llyod 1100 Fenwick Pl OKC, OK 73116-6410
SPUD-238 Cumberland Est. % D.Keel CPA 421 S Bryant Ave Edmond, OK 73034	SPUD-238 J.K. McCann, Jr. 1140 NW 63 St, Ste. 414 OKC, OK 73116-6511	SPUD-238 E.J. & I.S. Neal 45 Black Hawk Trail Savannah, GA 31411-2852
SPUD-238 Classen 67 Properties Ltd 6709 N Classen Bl OKC, OK 73116-7358	SPUD-238 E.W. Totten 1502 N Woodland Rd Ponca City, OK 74604-3539	SPUD-238 City of OKC Public Works Dept Attn: Paul Brum

SPUD-238
City of OKC
Parks Dept

SPUD-238
City of OKC
Property Administration

SPUD-238
C.W. & N.J. Hebard, Trst
10609 Regent
OKC, OK 73162

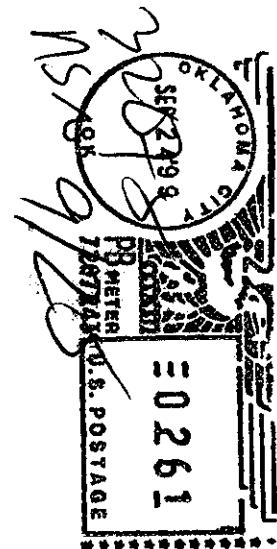
SPUD-238
R. & F. Fowler & A. Fowler
Box 18554
OKC, OK 73118



The City of
OKLAHOMA CITY
PLANNING DEPARTMENT
Zoning & Subdivision
420 West Main, Suite 910
Oklahoma City, OK 73102



PRESORTE
FIRST CLAS



SPUD-238
B D Eddie Properties LLC
6701 NW Expressway, Ste. 670
OKC, OK 73118