

ORDINANCE NO. 27,269

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.~~ *AKS*

~~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 tract of land being a part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West 5 feet of Lot Seven (7) together with all of Lots Eight (8) through Thirteen (13) and a portion of Lot Fourteen (14) in Block Four (4) as shown on the recorded plat DOUGLAS PLACE ADDITION, said tract being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Block 4;

THENCE, along and with the North line of said Block 4, the following two calls:

North 89°41'45" East, a distance of 253.91 feet to a point 3.91 feet East of the Northwest (NW) Corner of said Lot 14, said point being the POINT OF BEGINNING;

Continuing North 89°41'45" East, a distance of 176.09 feet to a point 5.00 feet East of the Northwest (NW) Corner of said Lot Seven (7);

THENCE South 00°20'06" East, parallel with and 5.00 feet East of the West line of said Lot Seven (7), a distance of 140.00 feet to a point on the North line of said East/West Alley;

THENCE South 89°41'45" West, along and with the North line of said East/West Alley, a distance of 177.13 feet to a point 2.87 feet East of the Southwest (SW) Corner of said Lot 14;

THENCE North 00°05'31" East, departing said North line, a distance of 140.00 feet to the POINT OF BEGINNING.

Containing 24,725 square feet or 0.5676 acres, more or less.

~~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 3rd day of January, 2023.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 31st day of January, 2023.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 31st day of January, 2023.

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No.XI. N
1/31/2023

The City of OKLAHOMA CITY

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-1479) rezoning 1000 NW 50th Street from SPUD-1367 Simplified Planned Unit Development District to SPUD-1479 Simplified Planned Unit Development District. Ward 2.

Applicant:

Purvi Patel, Wallace Design Collective
Western50 Redevelopment, LLC

Purpose:

The purpose of this request is to permit the parking lot use in addition to the uses permitted in existing SPUD-1367.

Background:

On December 8, 2022, the Planning Commission recommended approval for SPUD-1479.

Protests:

None

Previous Action:

The Ordinance for redistricting was introduced January 3, 2022, set for final hearing January 31, 2023, and appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 -- Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Hideaway OKC Western

Project Name

1000 NW 50th Street, OKC (R049640815)

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

Add Automotive: Parking Lots, as principle use to the permitted uses

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD

File Date:

Ward No:

Neighb. Assoc.:

School District:

Extg Zoning:

Overlay:

0.57 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan. Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Western50 Redevelopment LLC

Name

PO Box 54469

Mailing Address

Oklahoma City, OK 73154

City, State, Zip Code

Phone

Email

Signature of Applicant

Wallace Design Collective, PC

Applicant's Name (please print)

410 N Walnut Ave Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

405.536.2032

Phone

purvi.patel@wallace.design

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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



1631 South Boston Ave. Tulsa, OK 74119 • 918.627.7447 • Fax 918.627.7277 • hideawaypizza.com

October 19, 2022

City of Oklahoma City
Development Services Department
Oklahoma City, Oklahoma 73102

RE: Letter of Authorization for Submittal to the City

To Whom It May Concern,

This letter is to authorize Wallace Design Collective, PC to submit a rezoning application and do all things necessary for the advancement of such application with respect to the properties located at 1000 NW 50th Street, Oklahoma City, OK 73118 (County Account Number: R049640815).

Sincerely,

Western50 Redevelopment LLC

Signature

Darren Lister

Co-Owner and President

Hideaway-2, Inc.

When Recorded Mail to:

Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File # 1603-0049-68

2385.00 O.S.

20161118011891940
11/18/2016 03:08:54 PM
Bk:RE13290 Pg:224 Pgs:6 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Gaudill

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company ("**Grantor**"), whose mailing address is P.O. Box 54853, Oklahoma City, Oklahoma 73154-0496, for and in consideration of the sum of Ten Dollars (\$ 10.00) and other good and valuable consideration to it in hand paid by WESTERN50 REDEVELOPMENT LLC, an Oklahoma limited liability company ("**Grantee**"), whose mailing address is P.O. Box 54469, Oklahoma City, Oklahoma 73154, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof for all purposes (the "**Land**"), together with all improvements thereon (the "**Improvements**") and all appurtenances belonging thereto (the "**Appurtenances**"). The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "**Property**". It is expressly acknowledged by Grantee that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas and other minerals located in, on or under the Land and that may be produced therefrom (such excluded rights hereinafter the "**Mineral Rights**"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor waives all rights to the surface of the Land and to the right to conduct operations of whatsoever nature with respect to the exploration for, exploitation of, mining, production, processing, transporting and marketing of oil, gas or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "**Surface Waiver**").

This Special Warranty Deed is made and accepted expressly subject to those encumbrances and exceptions (hereinafter collectively the "**Permitted Exceptions**") set forth in Exhibit "B" attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, and expressly subject to the Surface Waiver.

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the

6/23

Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise.

(Signature Page to Follow)

UNOFFICIAL

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the _____ day of November, 2016.

GRANTOR:

CHESAPEAKE LAND DEVELOPMENT
COMPANY, L.L.C.,
an Oklahoma limited liability company

By: [Signature]
Name: James R. Webb
Title: Executive Vice President – General Counsel
and Corporate Secretary

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 16th day of November, 2016, by James R. Webb, Executive Vice President – General Counsel and Corporate Secretary of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.

[Signature: Sarah B. May]
NOTARY PUBLIC, STATE OF OKLAHOMA
Commission No. 16002603

My Commission Expires:

3/9/20
(SEAL)



Exhibit "A" to Special Warranty Deed

Legal Description of Property

Lots Thirty-one (31) and Thirty-two (32), in Block Four (4), of DOUGLAS PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND:

Lots Twenty-five (25) thru Thirty (30), together with the South Half (S/2) of the vacated alley adjacent on the North, of Block Four (4) in DOUGLAS PLACE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND:

THE WEST 5 FEET OF LOT SEVEN (7) AND ALL OF LOTS EIGHT (8) THROUGH EIGHTEEN (18) IN BLOCK FOUR (4) IN DOUGLAS PLACE, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, AS SHOWN BY THE RECORDED PLAT THEREOF.

AND:

Lots Nineteen (19) through Twenty-four (24), both inclusive, in Block Four (4), of DOUGLAS PLACE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, TOGETHER with the North Half of the vacated alley adjoining said Lots 19 through 24 on the South, vacated in Oklahoma County District Court, Case No. CJ-81-4267.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Fees, taxes and assessments made by any taxing authority for the year 2016, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the Public Records.
4. 30 foot building set back line along 50th Street as shown on the plat recorded in Book 18 of Plats, page 33.
5. Permanent Easement in favor of the City of Oklahoma City recorded in Book 11491, page 1329.
6. Permanent Easement in favor of the City of Oklahoma City recorded in Book 11984, page 1080.
7. Temporary Easement in favor of the City of Oklahoma City recorded in Book 11491, page 1331.
8. Easement in favor of the City of Oklahoma City recorded in Book 4045, page 344.
9. Easement in favor of the City of Oklahoma City recorded in Book 4238, page 370.
10. Declaration of Use Restrictions recorded in Book 9767, Page 1390; and Consent and Subordination by Trishna Partnership recorded in Book 9767, Page 1394.
11. Easements in favor of Southwestern Bell Telephone Company, Oklahoma Natural Gas Company, a division of ONEOK Inc., Oklahoma Gas and Electric Company, Cox Cable of Oklahoma City, Inc., and the City of Oklahoma City, reserved in Journal Entry of Judgment, Case No. CJ-81-4267 in the District Court of Oklahoma County, State of Oklahoma, recorded in Book 4827, page 1345.
12. Easement for public utilities located in the closed alley south of the west 5 feet of Lot 7 and all of Lots 8 through 18 and north of Lots 31 and 32, with the right of the City reserved to re-open said alley without expense to the City, as shown by Ordinance No. 10972, recorded in Book 3227, page 34.

13. Assessments which become due and payable subsequent to the date hereof as a result of the Property being located in the Western Avenue Business Improvement District, Improvement and Special Services Assessment District No. 4.
14. Restrictive Covenants recorded in Book 18 of Plats, Page 33.
15. Restrictive Covenants recorded in Book 5332, Page 1382.
16. All matters shown on the ALTA/NSPS Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated April 12, 2016, and designated as Project No. 3700, as amended and revised from time to time.
17. All matters shown on the ALTA/ACSM Land Title Survey prepared by Patricia A. Mantooth, P.L.S. No. 1648, on behalf of Johnson & Associates, Inc., dated July 15, 2007, and certified October 9, 2007, and designated as Project No. 1686203.
18. All matters shown on the ALTA/ACSM Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated May 12, 2011, and certified July 5, 2011, and designated as Project No. 1686318.
19. All matters shown on the ALTA/ACSM Land Title Survey prepared by Patricia A. Mantooth, P.L.S. No. 1648, on behalf of Johnson & Associates, Inc., dated August 25, 2008, and certified September 8, 2008, and designated as Project No. 1686257.
20. All matters shown on the ALTA/ACSM Land Title Survey prepared by Patricia A. Mantooth, P.L.S. No. 1648, on behalf of Johnson & Associates, Inc., dated August 25, 2008, and certified September 15, 2008, and designated as Project No. 1686256.

20161118011691940
Filing Fee: \$23.00
Doc. Stamps: \$2,385.00
11/18/2016 03:08:54 PM
DEED



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R049640815 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 3004. Radinsky

filed in the office of the County Assessor
on the 19th day of October, 2022

Given under my hand and official seal this
19th day of October, 2022

K. Burch County Assessor Deputy

Oklahoma County Assessor
300 ft. Radius Report
10/19/2022

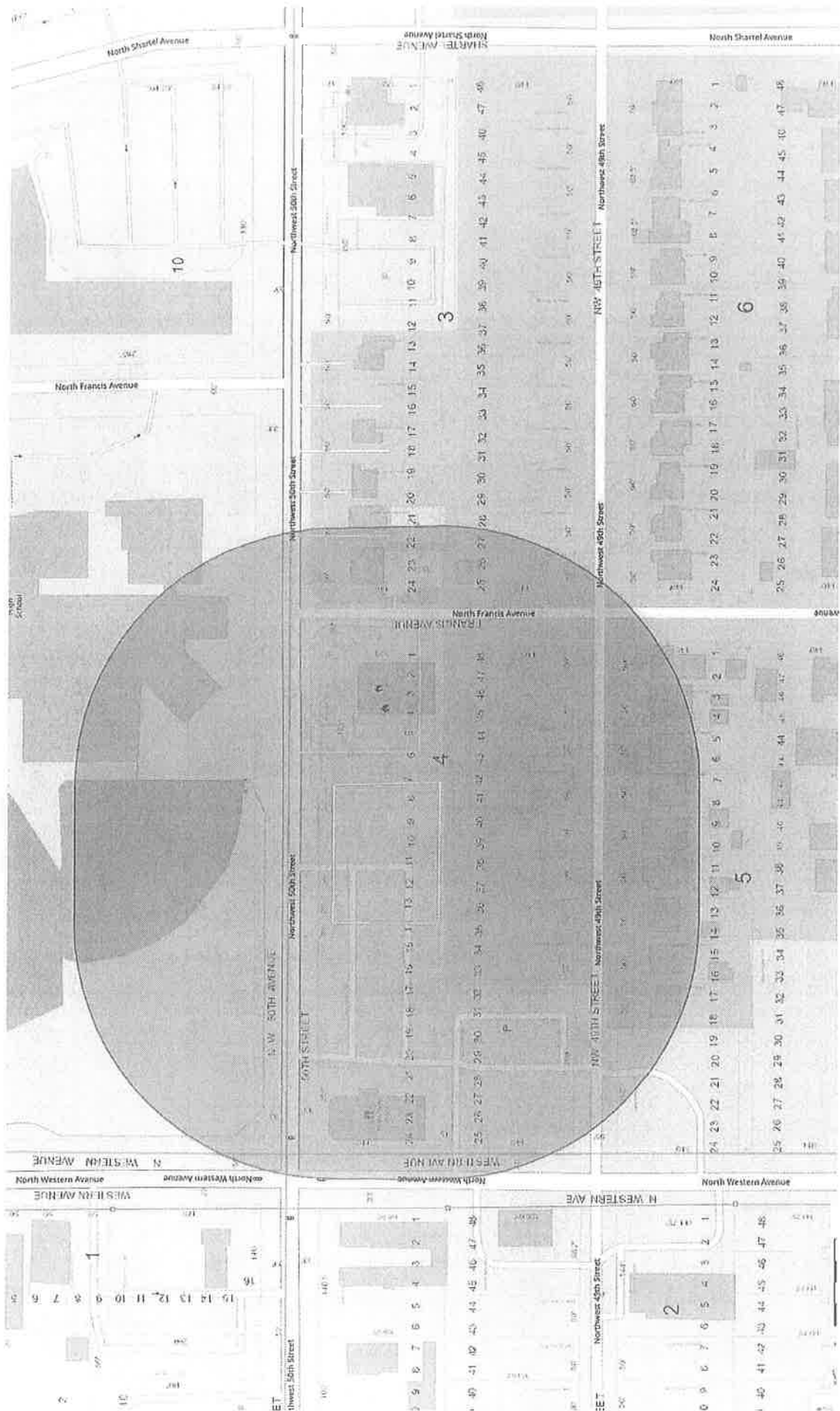
accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R049641120	J2K2 LLC	C/O SAVAGE SAVAGE AND BROWN	916 N MAIN ST		STILLWATER	OK	74075-3621	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 19 THRU 24	4920 N WESTERN AVE OKLAHOMA CITY
R049641105	VILLARREAL CARLOS A		1008 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 17 & 18	1008 NW 49TH ST OKLAHOMA CITY
R049641090	CHAMBERS TOAL PROPERTY LLC		729 NW 38TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 15 & 16	1004 NW 49TH ST OKLAHOMA CITY
R049641075	MURPHY LAURA ELIZABETH		PO BOX 57048		OKLAHOMA CITY	OK	73157-7048	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 13 & 14	1000 NW 49TH ST OKLAHOMA CITY
R049641060	MURPHY SHERIDAN DESHAY		920 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 11 & 12	920 NW 49TH ST OKLAHOMA CITY
R049641045	WADE STEPHEN A TRS	WADE STEPHEN AUSTIN LIV TRUST	PO BOX 54774		OKLAHOMA CITY	OK	73154	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 9 & 10	916 NW 49TH ST OKLAHOMA CITY
R049641030	ALLEN MICHAEL R		912 NW 49TH ST		OKLAHOMA CITY	OK	73118-6422	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 7 & 8	912 NW 49TH ST OKLAHOMA CITY
R049641015	PARISH DUSTIN		908 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 5 & 6	908 NW 49TH ST OKLAHOMA CITY
R049641000	MULLER SUSAN KATHLEEN		904 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 3 & 4	904 NW 49TH ST OKLAHOMA CITY
R049640985	NASH KELLY ALTMAN		900 NW 49TH ST		OKLAHOMA CITY	OK	73118-6422	DOUGLAS PLACE ADD	005	000	DOUGLAS PLACE ADD 005 000 LOTS 1 & 2	900 NW 49TH ST OKLAHOMA CITY
R049640820	TTCU FEDERAL CREDIT UNION		PO BOX 4999		TULSA	OK	74159-0999	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD BLK 004 LOTS 000 BEG 155FT S OF NW/4 BLK 4 TH E200FT S140FT W200FT N140FT TO BEG AKA LOTS 25 THRU 32	1045 NW 49TH ST OKLAHOMA CITY
R049640865	BARTON MICHAEL R	BARTON SHARRON	1005 NW 49TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 33 & 34	1005 NW 49TH ST OKLAHOMA CITY
R049640880	ELLIE RENTALS LLC		4513 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4828	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 35 & 36	1001 NW 49TH ST OKLAHOMA CITY
R049640895	LAWSON KELLY N		921 NW 49TH ST		OKLAHOMA CITY	OK	73118-6421	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 37 & 38	921 NW 49TH ST OKLAHOMA CITY
R049640910	ZAHN REBEKAH A		917 NW 49TH ST		OKLAHOMA CITY	OK	73118-6421	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 39 & 40	917 NW 49TH ST OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
10/19/2022

R049640925	HASSLER ANN C		913 NW 49TH ST	OKLAHOMA CITY	OK	73118-6421	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 41 & 42	913 NW 49TH ST OKLAHOMA CITY	
R049640940	MINER ROBERT F		909 NW 49TH ST	OKLAHOMA CITY	OK	73118-6421	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 43 & 44	909 NW 49TH ST OKLAHOMA CITY	
R049640955	BISCONE ELLEN L		905 NW 49TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 45 & 46	905 NW 49TH ST OKLAHOMA CITY	
R049640970	THOMAS SEAN ANDREW		901 NW 49TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 47 & 48	901 NW 49TH ST OKLAHOMA CITY	
R049640490	TRUONG DUY	TRUONG TAI & TON TUYEN	845 NW 49TH ST	OKLAHOMA CITY	OK	73118-6419	DOUGLAS PLACE ADD	003	000	DOUGLAS PLACE ADD 003 000 LOTS 25 & 26	845 NW 49TH ST OKLAHOMA CITY	
R049640505	REINEKE JOIE		10309 BERRYWOOD DR	OKLAHOMA CITY	OK	73151	DOUGLAS PLACE ADD	003	000	DOUGLAS PLACE ADD 003 000 LOTS 27 & 28	841 NW 49TH ST OKLAHOMA CITY	
R049640815	WESTERN50 REDEVELOPMENT LLC		PO BOX 54469	OKLAHOMA CITY	OK	73154-1469	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD BLK 004 LOT 000 W5FT OF LOT 7 & ALL OF LOTS 8 THRU 13 & ELY PT OF LOT 14 BEING 3.91FT ON N & 2.87FT ON S	0 UNKNOWN OKLAHOMA CITY	
R049640670	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS 1 THRU 6 & E20FT OF LOT 7 EX N17FT	0 UNKNOWN OKLAHOMA CITY	
R049640805	LISTER HIDEAWAY PROPERTIES LLC		18044 E FALCOLN PASS	OWASSO	OK	74055	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD BLK 004 LOT 000 PT OF LOT 14 & ALL OF LOTS 15 THRU 24 & ALL OF E & W ALLEY ADJ LTS 19 THRU 24 ON S DESCRIBED AS BEG AT NW/C BLK 4 TH E253.91FT S140FT W102.87FT S15FT W150FT N155FT TO	5022 N WESTERN AVE OKLAHOMA CITY	
R049640475	DR HARRIS FAMILY LLC		844 NW 50TH ST	OKLAHOMA CITY	OK	73118-6002	DOUGLAS PLACE ADD	003	000	DOUGLAS PLACE ADD 003 000 LOTS 23 & 24	844 NW 50TH ST OKLAHOMA CITY	
R049640460	VALLE LILIA		9601 N MACARTHUR BLVD	OKLAHOMA CITY	OK	73162	DOUGLAS PLACE ADD	003	000	DOUGLAS PLACE ADD 003 000 LOTS 21 & 22	840 NW 50TH ST OKLAHOMA CITY	

Oklahoma County Assessor
300 ft. Radius Report
10/19/2022

R049540746	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 LOTS N17FT OF LOTS 5 THRU 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY	
R049540686	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	DOUGLAS PLACE ADD	004	000	DOUGLAS PLACE ADD 004 000 N17FT OF LOTS 1 THRU 4	0 UNKNOWN OKLAHOMA CITY	
R133069955	BELTRAN EUSEBIUS J MOST REV	ARCHBISHOP OF THE ARCHDIOCESE	PO BOX 32180		OKLAHOMA CITY	OK	73123-0380	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT SW4 SEC 9 12N 3W BEG 33FT E & 33FT N SW/C SD SW4 TH N1021FT TH ALONG A CURVE TO THE RIGHT 118.50FT NELY 589.21FT TO POINT OF CURVE ALONG SD CURVE TO THE RIGHT 454.12	801 NW 50TH ST OKLAHOMA CITY	



SPUD-1367 MASTER DESIGN STATEMENT

1000 NW 50th St.

April 7, 2022

AMENDED October 20, 2022

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

I. SPECIAL DEVELOPMENT REGULATIONS:

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

This site will be developed in accordance with the regulation of **O-2, "General Office" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the O-2, "General Office" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Low Impact Institutional: Neighborhood Related (8250.14)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Administrative and Professional Office (8300.1)
- Dwelling Units and Mixed Uses (8200.2)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, With Drive-Thru Order Window (8300.36), such as a coffee shop or Deli. Hours of operation shall be restricted to 6am – 7pm. Further restricted to a maximum of 3,500 sf. Further restrictions under section II.6.2 of this SPUD.
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- 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)
- Convenience Sales and Personal Services (8300.32), the convenience store use shall be restricted to a maximum of 2,500 sf.
- Automotive: Parking Lots, as principle use (8300.13)
(Amendment October 20, 2022 by Wallace Design Collective, PC)

2. Maximum Building Height:

The maximum building height shall be 30 feet.

If developed as a fast-food use, the maximum height shall not exceed 20 feet.

3. Maximum Building Size:

The building size shall utilize O-2, "General Office" District regulations.

4. Maximum Number of Buildings:

The maximum number of buildings on this site shall be per the base zoning district.

5. Building Setback Lines:

Structures along NW 50th St. shall be permitted to be located eight (8) feet from the front property line regardless of platted building setbacks. All other setbacks shall be as stated below:

Front: 15 feet
Side: 10 feet
Rear: 10 feet

6. Sight-proof Screening:

A masonry wall is currently constructed with a landscape buffer along the south boundary line of the SPUD. Said masonry wall shall be maintained through construction and future use. Evergreen plantings on 20-foot centers shall be required along the southern SPUD boundary.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Signs

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet in height and 100 square feet in area. Said sign shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

Ground-mounted directional signs that are less than four (4) square feet shall be considered incidental and allowed within this SPUD.

Pole signs and billboards shall be expressly prohibited in this SPUD.

8.2 Attached Signs

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

8.4 Electronic Message Display Signs

EMD signage shall not be permitted within this SPUD.

9. Vehicular Access:

Access shall be taken from NW 50th St. via a maximum of one (1) private drive which is existing.

10. Sidewalks:

There is an existing five (5) foot sidewalk along NW 50th St. Should said be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

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

Exterior building wall finish on all office structures shall be comprised of masonry, glass, polycarbonate panels (glass-like panels), EIFS, rock, stone, stucco, wood, architectural concrete, tilt-up concrete, cast in place concrete panels, metal building panels, metal solar shades, insulated metal panels, metal cylinders, stainless steel panels, painted steel, landscape screens, glass, plaster, poly-resin panels, translucent material, ceramic tile, fiberglass panels or other similar type finish approved by the Planning Director of the City of Oklahoma City.

2. Street Improvements:

N/A

3. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

The maximum foot candle per sign shall be per Oklahoma City Code. However, lighting shall be adjusted such that there will not be any spill over onto adjacent residential properties.

4. Dumpsters:

This SPUD shall utilize the existing dumpster enclosure contained within this development and no new dumpster locations shall be installed.

5. Parking:

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

Cross access for the purpose of parking and maneuvering via a cross access agreement shall be permitted through recorded covenants and restrictions.

Parking shall not be permitted in the right-of-way.

6. Other

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

6.2 Regulations for Fast Food with a drive thru Uses (these regulations shall not be applicable to uses without a drive-thru lane or pickup window:

- I. There shall be no speaker boxes permitted within this SPUD.
- II. If a drive-thru is constructed as part of this development, a sound wall shall be constructed along the southern boundary of the SPUD. The sound barrier shall be a minimum of 7 feet in height and extend the length of the drive.
- III. An alternative to the sound wall may be the extension of the masonry wall. If a drive-thru is constructed without installation of the sound wall, the brick wall shall be extended to 10 feet in height. This is in addition to the evergreen plantings required under section I.6.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Master Development Plan

EXHIBIT A
LEGAL DESCRIPTION

N.W. 50th & Western

January 31, 2019

A tract of land being a part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West 5 feet of Lot Seven (7) together with all of Lots Eight (8) through Thirteen (13) and a portion of Lot Fourteen (14) in Block Four (4) as shown on the recorded plat DOUGLAS PLACE ADDITION, said tract being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Block 4;

THENCE, along and with the North line of said Block 4, the following two calls:

1. North 89°41'45" East, a distance of 253.91 feet to a point 3.91 feet East of the Northwest (NW) Corner of said Lot 14, said point being the POINT OF BEGINNING;
2. continuing North 89°41'45" East, a distance of 176.09 feet to a point 5.00 feet East of the Northwest (NW) Corner of said Lot Seven (7);

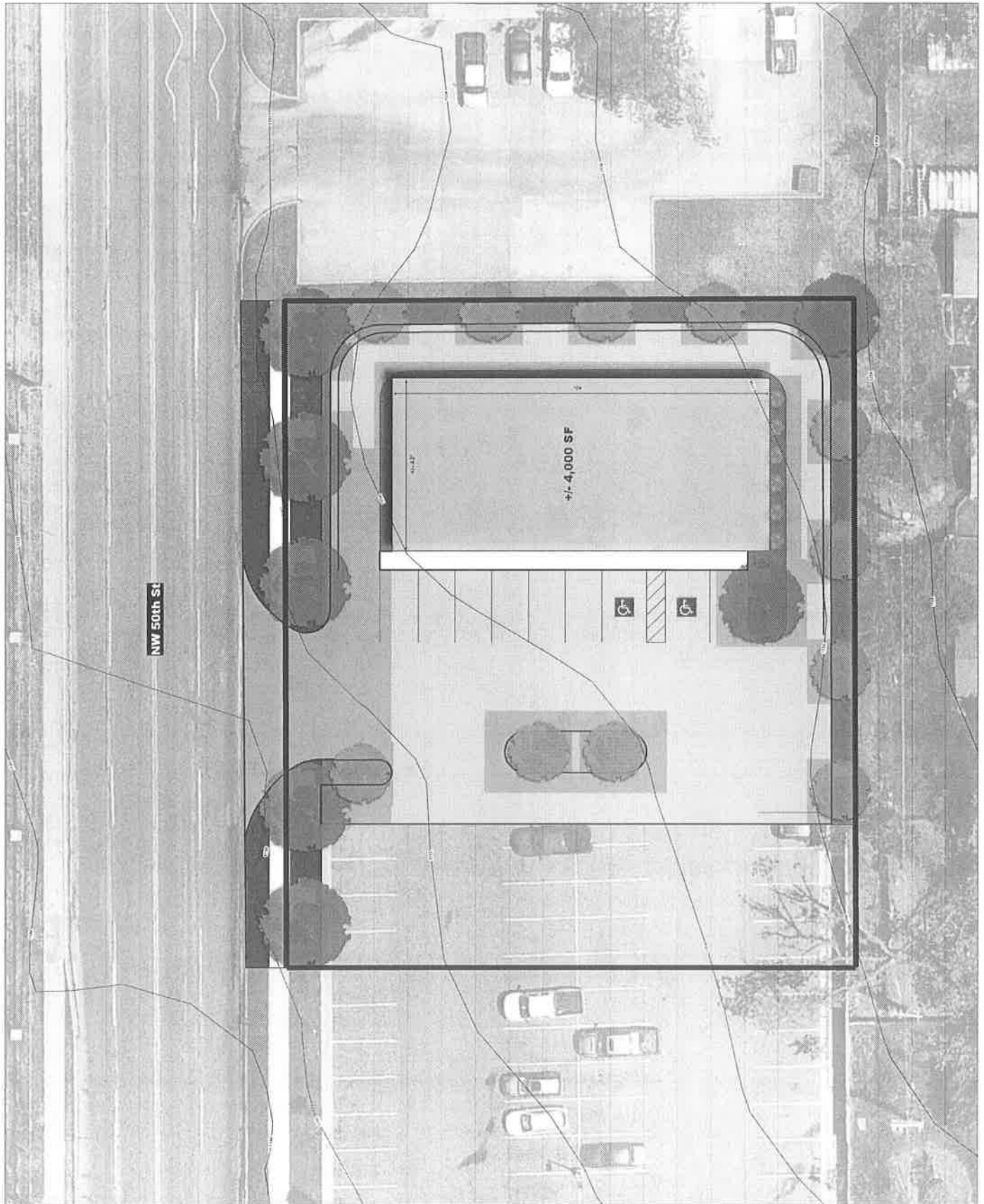
THENCE South 00°20'06" East, parallel with and 5.00 feet East of the West line of said Lot Seven (7), a distance of 140.00 feet to a point on the North line of said East/West Alley;

THENCE South 89°41'45" West, along and with the North line of said East/West Alley, a distance of 177.13 feet to a point 2.87 feet East of the Southwest (SW) Corner of said Lot 14;

THENCE North 00°05'31" East, departing said North line, a distance of 140.00 feet to the POINT OF BEGINNING.

Containing 24,725 square feet or 0.5676 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



NW 50th St

+/- 4,000 SF

NW 50th St. &
N Western Ave.

Conceptual Site Plan

Drive-Thru Option

+/- 0.5152 acre



J.A. Johnson & Associates
111 E. 1st Street, Suite 200
Glendale, CO 80541

Project: 2007-01
Date: 10/20/07

Conceptual site plan is illustrative only
and does not constitute a final plan.

1-31-2023

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK**SPUD-1479 MASTER DESIGN****STATEMENT 1000 NW 50th St.****April 7, 2022****AMENDED October 20, 2022**

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

I. SPECIAL DEVELOPMENT REGULATIONS:

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

This site will be developed in accordance with the regulation of **O-2, "General Office" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the O-2, "General Office" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Low Impact Institutional: Neighborhood Related (8250.14)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Administrative and Professional Office (8300.1)
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- Automotive: Parking Lots, as principle use (8300.13)
(Amendment October 20, 2022 by Wallace Design Collective, PC)

2. Maximum Building Height:

The maximum building height shall be 30 feet.

If developed as a fast-food use, the maximum height shall not exceed 20 feet.

3. Maximum Building Size:

The building size shall utilize O-2, "General Office" District regulations.

4. Maximum Number of Buildings:

The maximum number of buildings on this site shall be per the base zoning district.

5. Building Setback Lines:

Structures along NW 50th St. shall be permitted to be located eight (8) feet from the front property line regardless of platted building setbacks. All other setbacks shall be as stated below:

Front: 15feet
Side: 10feet
Rear: 10 feet

6. Sight-proof Screening:

A masonry wall is currently constructed with a landscape buffer along the south boundary line of the SPUD. Said masonry wall shall be maintained through construction and future use. Evergreen plantings on 20-foot centers shall be required along the southern SPUD boundary.

7. Landscaping:

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

8. Signs:

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One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet in height and 100 square feet in area. Said sign shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

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Access shall be taken from NW 50th St. via a maximum of one (1) private drive which is existing.

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2. Street Improvements:

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III. SUPPORTING DOCUMENTS

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Exhibit B: Master Development Plan

EXHIBIT A

LEGAL DESCRIPTION

N.W. 50th & Western

January 31, 2019

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Containing 24,725 square feet or 0.5676 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

EXHIBIT B



NW 50th St. & N Western Ave.

Conceptual Site Plan

Drive-Thru Option

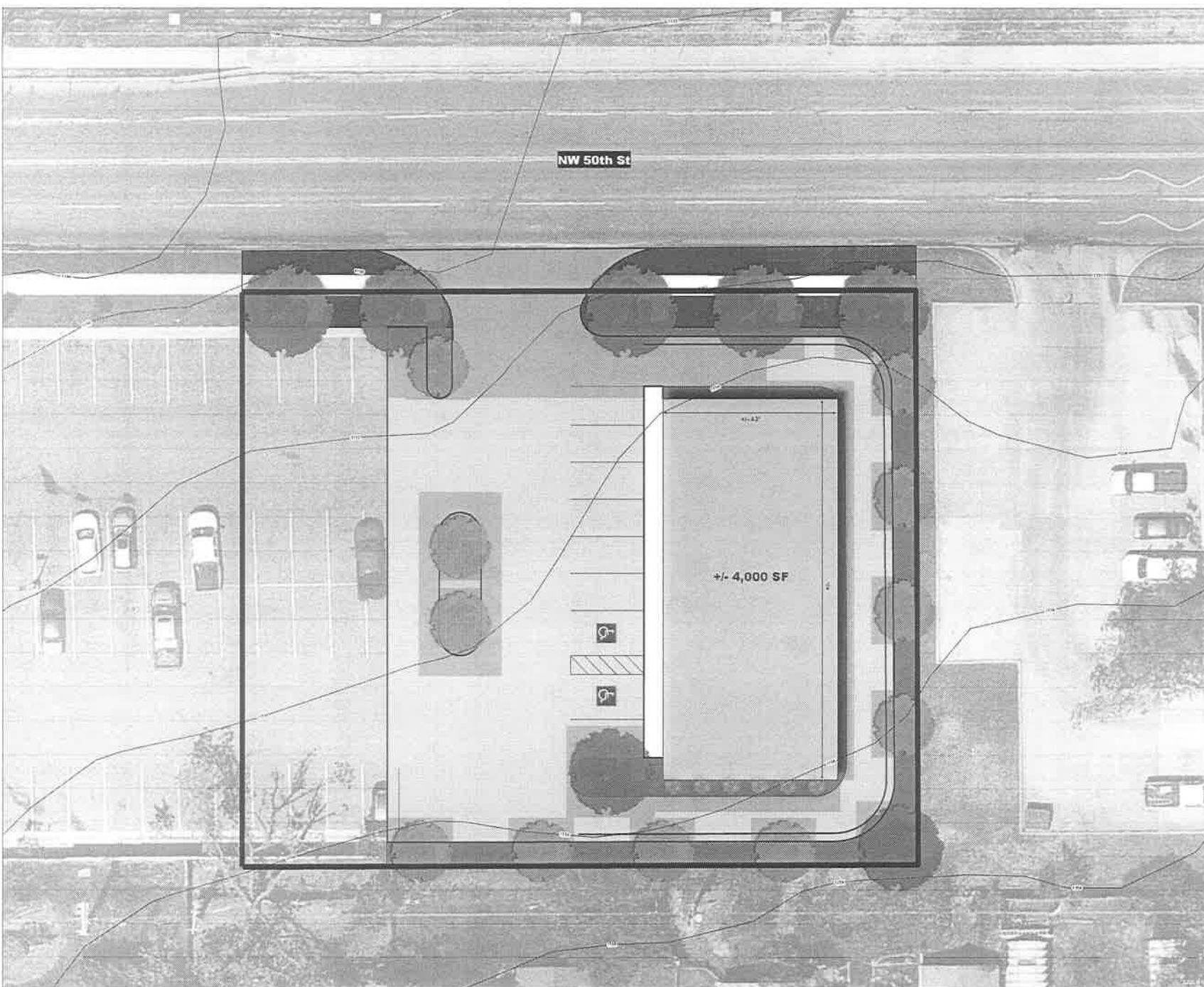
+/- 0.5152 acre



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 521-1000 FAX (405) 521-1001

Prepared by: J.A. Johnson & Associates, Inc.
Date: 05/20/07

Conceptual site plan shown for illustrative purposes only.
Not for construction.



CASE NUMBER: SPUD-1479

This notice is to inform you that Purvi Patel, Wallace Design Collective, on behalf of Western50 Redevelopment, LLC. filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1479 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on January 31, 2023. 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.**

To review copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts.

LEGAL DESCRIPTION:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West 5 feet of Lot Seven (7) together with all of Lots Eight (8) through Thirteen (13) and a portion of Lot Fourteen (14) in Block Four (4) as shown on the recorded plat DOUGLAS PLACE ADDITION, said tract being more particularly described as follows:

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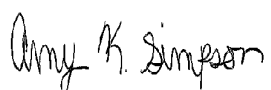
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 3rd day of January 2023

SEAL


Amy Simpson, City Clerk



PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1479

FROM: SPUD-1367 Simplified Planned Unit Development District

TO: SPUD-1479 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1000 NW 50th Street



PROPOSED USE: The purpose of this request is to permit a parking lot use in addition to the uses permitted in existing SPUD-1367.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office District** (OKC Zoning Ordinance, 2020).

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

The City of Oklahoma City

Planning 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-1479

LOCATION: 1000 NW 50th Street

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-1479 Simplified Planned Unit Development District from the SPUD-1367 Simplified Planned Unit Development District. A public hearing will be held by the City Council on January 31, 2023. **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.**

To review copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts.

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 tract of land being a part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West 5 feet of Lot Seven (7) together with all of Lots Eight (8) through Thirteen (13) and a portion of Lot Fourteen (14) in Block Four (4) as shown on the recorded plat DOUGLAS PLACE ADDITION, said tract being more particularly described as follows:

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PROPOSED USE: The purpose of this request is to permit a parking lot use in addition to the uses permitted in existing SPUD-1367.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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 3rd day of January 2023

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020



Planning Commission Minutes
December 08, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 10:30 a.m. on December 05, 2022)

8. (SPUD-1479) Application by Western50 Redevelopment, LLC., to rezone 1000 NW 50th Street from the SPUD-1367 Simplified Planned Unit Development District to the SPUD-1479 Simplified Planned Unit Development District. Ward 2.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY CLAIR

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON,
LAFORGE, NOBLE

ABSENT: PRIVETT



STAFF REPORT
The City of Oklahoma City
Planning Commission
December 8, 2022

Item No. IV. 8.

(SPUD-1479) Application by Western50 Redevelopment, LLC., to rezone 1000 NW 50th Street from the SPUD-1367 Simplified Planned Unit Development District to the SPUD-1479 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Purvi Patel
Company	Wallace Design Collective
Phone	405-536-2032
Email	Purvi.patel@wallace.com

B. Case History

This is a new application.

C. Reason for Request

This application is requested to allow the parking lot use in addition to the uses permitted in existing SPUD-1367.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

Comprehensive Plan Land Use Typology Area: Urban Commercial (UC)

The Urban Commercial encourages the concentration of small-scale retail, office and service businesses in locations that serve as hubs for neighborhood and city-wide consumer activity. The UC designation applies to development within one block of the designated corridor. UC designates strategic areas where the creation or revitalization of a commercial district will drive revitalization and an increase in property value in surrounding neighborhoods.

Office and multi-family residential uses are highly desirable within UC areas, as they generate market demand for retail, incorporate walkable environments and create synergies that encourage full utilization of land.

2. Size of Site: 0.515 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-1367	PUD-956	O-2	R-1	SPUD-662
Land Use	Undev/Parking	Athletic Fields	Fire Station	Residential	Commercial

4. Development Context: The subject site is located on the south side of NW 50th Street, east of N Western Avenue. The western portion of the site is developed with a parking lot and the eastern portion is undeveloped. Across the parking lot to the west is Hideaway Pizza. Across NW 50th Street to the north is Bishop McGuiness High School. Abutting on the east is Oklahoma City Fire Station #11. To the south are residences that front NW 49th Street. The subject site was zoned to SPUD-1367 in April 2022, which allows limited office and commercial uses. The existing SPUD does not allow the expansion of the existing parking lot to serve a sit-down restaurant. The new SPUD mirrors the recently approved SPUD, but adds the standalone parking lot.

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the regulation of **O-2, “General Office” District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the O-2, “General Office” District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Low Impact Institutional: Neighborhood Related (8250.14)
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- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Convenience Sales and Personal Services (8300.32)

2. Maximum Building Height:

The maximum building height shall be 33 feet.

If developed as a fast food use, the maximum height shall not exceed 20 feet.

3. Maximum Building Size:

The building size shall utilize O-2, “General Office” District regulations.

4. Maximum Number of Buildings:

The maximum number of buildings on this site shall be per the base zoning district.

5. Building Setback Lines:

Structures along NW 50th St. shall be permitted to be located eight (8) feet from the front property line regardless of platted building setbacks. All other setbacks shall be as stated below:

Front: 15 feet
Side: 10 feet
Rear: 10 feet

6. Sight-proof Screening:

A masonry wall is currently constructed with a landscape buffer along the south boundary line of the SPUD. Evergreen plantings on 20 foot centers shall be required along the southern SPUD boundary.

7. Landscaping:

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

8. Signs:

8.1 Freestanding Signs

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being thirty (12) feet in height and 100 square feet in area. Said sign shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

Ground-mounted directional signs that are less than four (4) square feet shall be considered incidental and allowed within this SPUD.

Pole signs and billboards shall be expressly prohibited in this SPUD.

8.2 Attached Signs

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

8.4 Electronic Message Display Signs

EMD signage shall not be permitted within this SPUD.

9. Vehicular Access:

Access shall be taken from NW 50th St. via a maximum of one (1) private drive which is existing.

10. Sidewalks:

There is an existing five (5) foot sidewalk along NW 50th St. Should said be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following

architectural standards:

Exterior building wall finish on all office structures shall be comprised of masonry, glass, polycarbonate panels (glass-like panels), EIFS, rock, stone, stucco, wood, architectural concrete, tilt-up concrete, cast in place concrete panels, metal building panels, metal solar shades, insulated metal panels, metal cylinders, stainless steel panels, painted steel, landscape screens, glass, plaster, poly-resin panels, translucent material, ceramic tile, fiberglass panels or other similar type finish approved by the Planning Director of the City of Oklahoma City.

2. Street Improvements:

N/A

3. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

The maximum foot candle per sign shall be per Oklahoma City Code. However, lighting shall be adjusted such that there will not be any spill over onto adjacent residential properties.

4. Dumpsters:

This SPUD shall utilize the existing dumpster enclosure contained within this development and no new dumpster locations shall be installed.

5. Parking:

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

Cross access for the purpose of parking and maneuvering via a cross access agreement shall be permitted through recorded covenants and restrictions.

Parking shall not be permitted in the right-of-way.

6. Other

- 6.1** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
- 6.2** Regulations for Fast Food Uses:
 - I. Any speaker box shall be located on the west portion of any proposed building and directed away from the adjacent residential.

III. SUPPORTING DOCUMENTS

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan

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 Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Oklahoma City**
- 7. 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**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

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) 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.
- 5) 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.

- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 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) Sidewalk shall be installed for all new construction and/or at the time 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 roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.

- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) All existing unused wastewater services must be abandoned at the wastewater main.
- 6) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement.
- 7) No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 8) All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.

b. Solid Waste Management

- 1) The City cannot service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings.
- 3) Dead-end water mains must be avoided where applicable.
- 4) All existing unnecessary water services must be abandoned at the water main.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum

pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.

- 6) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 7) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 8) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 9) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 10) All domestic and fire suppression services must have separate water service connections.
- 11) Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

9. Planning

a. Comprehensive Plan Considerations

The application site is located within the Urban Medium Land Use Typology Area (UM) and in an area where the Urban Commercial (UC) layer applies. Applicable policies are listed below.

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater. (UM)
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape. (UM)
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest. (UM)
- Encourage all buildings fronting a designated corridor or node to have ground floor space for retail or service businesses. (UC)

- All signage should be designed to provide visual coherency, which includes a consistent and cohesive pattern of materials, lighting and height. (UC)

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD maintains the existing allowed uses and adds the parking lot use in order to expand the parking lot eastward along NW 50th Street.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network. (UM)
- Keep alleys open and functional. (UM)
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points. (UM)
- Limit curb cuts and automobile accessibility off of the primary commercial street. (UC)
- Reduce the size of private parking lots through shared parking agreements. (UC)

Access to the site and parking already exists and is shared with the development along N Western Ave between NW 49th and NW 50 Streets.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (UC)

Sidewalks exist along the subject site's street frontage.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The site is already zoned for office and commercial uses and partially developed with a parking lot. No new compatibility issues are identified when expanding the parking lot. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.
- 3) **Service Efficiency:**
 - Water: *Fully served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs are identified on the site.

- 5) **Transportation System:** This site is located off NW 50th Street, an arterial street within the Urban Medium LUTA. Transit (bus) service is located within 1/2-mile to the west on N Classen Boulevard.
- 6) **Other Development Related Policies**
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - 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)
 - Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)
 - 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 subject site is located on the south side of NW 50th Street, east of N Western Avenue. The western portion of the site is developed with a parking lot and the eastern portion is undeveloped. Across the parking lot to the west is Hideaway Pizza. The subject site was zoned to SPUD-1367 in April 2022, which allows limited office and commercial uses. The existing SPUD does not allow the expansion of the existing parking lot to serve a sit-down restaurant. The new SPUD mirrors the recently approved SPUD with the addition of the standalone parking lot use. No new compatibility issues are identified with the request.

V. 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

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.

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Case No: SPUD-1479

Applicant: Western50 ReDevelopment, LLC

Existing Zoning: SPUD-1367

Location: 1000 NW 50th St.

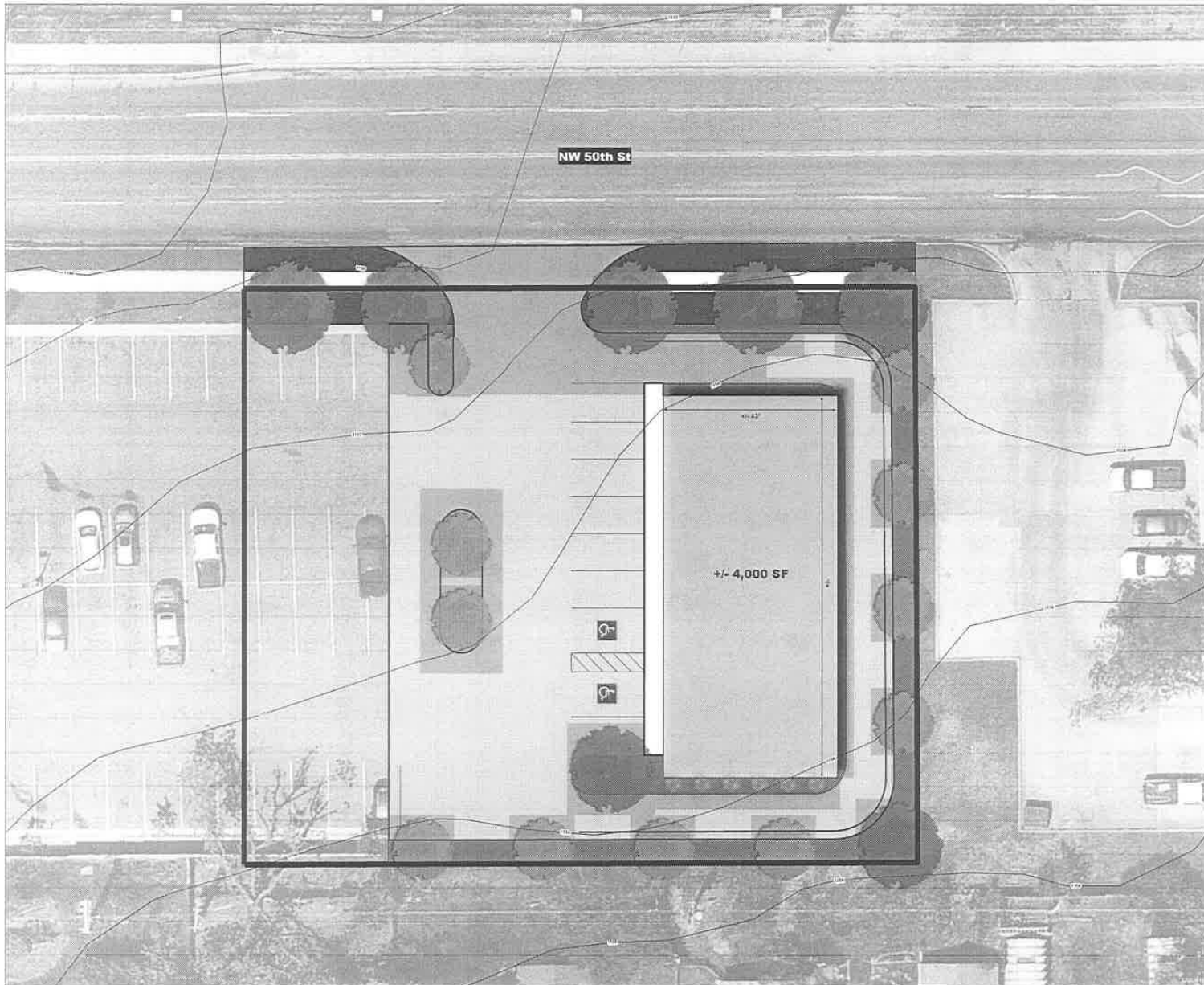


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet



**NW 50th St. &
N Western Ave.**

Conceptual Site Plan

Drive-Thru Option

+/- 0.5152 acre



Johnson & Associates
1111 Sherman Ave., Suite 208
Oklahoma City, OK 73104
(405) 241-1111

Architecture Engineering Planning

201002

Conceptual site plan showing building layout
permitted under preapproved rezoning

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Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet