

SPUD-1829

Published in The Journal Record JULY 8, 2026

ORDINANCE NO. 28,106

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, subject to the Lincoln Boulevard UD Urban Design, and HNO Healthy Neighborhood Overlay District boundaries:

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); Thence North 0°12'22" East along the East line of Lot One (1) a distance of 1.4 feet; Thence North 06°13'16" West along the East line of said Lot One (1) a distance of 100.30 feet; Thence South 72°31'56" West a distance of 239.08 feet to a point in the West line of said Lot One (1); Thence South 17°30' East along the West line 40.66 feet to the Southwest corner of Lot One (1); Thence Easterly along the South line of said Lot One (1) to the point of beginning.

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

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 2ND day of JUNE, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of JULY, 2026.

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. J
7/7/2026

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-1829), rezoning 5235 North Lincoln Boulevard from O-2 General Office, UD Urban Design Overlay, and HNO Healthy Neighborhood Overlay Districts to SPUD-1829 Simplified Planned Unit Development, UD Urban Design, and HNO Healthy Neighborhood Overlay Districts. Ward 7.

Planning Commission recommended approval subject to the Summary Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
Zella Capital, LLC

Purpose:

The purpose of this application is to allow office and light industrial development, specifically for the design, development and manufacturing of medical products.

Background:

On April 22, 2026, the Urban Design Commission recommended approval of the application.

On May 14, 2026, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with this condition and the SPUD document has been amended accordingly.

Technical Evaluation:

1. Amend Section Sidewalks to add: Any repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

Protests:

None

Previous Action:

The Ordinance was introduced June 2, 2026, and set for final hearing July 7, 2026. 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
NE 50th St. & N Lincoln Blvd.

Project Name

5235 N Lincoln Blvd.

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

Office Development

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD 1829
File Date: 3-19-26
Ward No.: W7
Nbhd. Assoc.: OKC Adventure District
School District: OKC
Extg Zoning: O-2
Overlay: HNO, UD

18,585 Square Feet

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 \$2140.00 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box
Signature of Applicant

Box Law Group, PLLC on behalf of Applicant
Applicant's Name (please print)

525 NW 11th St., Suite 205
Applicant's Mailing Address

Oklahoma City, OK 73103
City, State, Zip Code

405-652-1411
Phone

mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com, david@boxlawgroup.com
Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



Chicago Title Oklahoma
210 Park Ave, Ste 210
Oklahoma Tower
Oklahoma City, OK 73102
File #: 1107121000000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Old Surety Life Insurance Company, an Oklahoma corporation party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto Zella Capital, LLC, an Oklahoma limited liability company party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

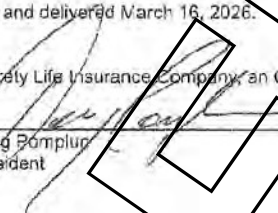
Together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the party of the first part.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, its successors, heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered March 16, 2026.

Old Surety Life Insurance Company, an Oklahoma corporation

BY: 
Doug Pomplun
President

SPECIAL WARRANTY DEED
(continued)

The State of OKLAHOMA

CORPORATION ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16 day of March, 2026, personally appeared Doug Pomplun, to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its President, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Notary Public in and for the State of OKLAHOMA

Notary's Printed Name: _____

Notary's Commission Expires: _____

Mail Tax Statements To:

Zella Capital, LLC, an Oklahoma limited liability company
204 N Robinson Ave, Suite 2000
Oklahoma City, OK 73102

Presented for filing by and return to:

Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710702600085
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Allan Meadors (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Member Manager (role, such as titled officer or trustee) of Zella Capital, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
 AFFIANT, individually and as authorized agent of the Entity

Date

3-13-26

The foregoing instrument was subscribed and sworn to before me this 13th day of March, 2026
 by Allan Meadors, Member Manager

My Commission Expires: _____

My Commission No.: _____

NOTARY PUBLIC



EXHIBIT "A"
Legal Description

For Tax Map ID(s): 085061005

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); thence North 0°12'22" East along the East line of Lot One (1) a distance of 1.4 feet; thence North 6°13'16" West along the East line of said Lot One (1) a distance of 100.30 feet; thence South 72°31'56" West a distance of 239.08 feet to a point in the West line of said Lot One (1); thence South 17°30' East along the West line 40.66 feet to the Southwest corner of Lot One (1); thence Easterly along the South line of said Lot One (1) to the point of beginning.

Part of Lot One (1) of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Commencing at the Southeast corner of said Lot One (1); thence North $89^{\circ}37'16''$ East along the East line of Lot One (1) a distance of 1.4 feet; thence North $43^{\circ}37'16''$ West along the East line of said Lot One (1) a distance of 100.05 feet; thence South $72^{\circ}35'56''$ West a distance of 230.00 feet to a point in the West line of said Lot One (1); thence South $17^{\circ}24'4''$ East along the West line of said Lot One (1) a distance of 100.00 feet; thence North $89^{\circ}37'16''$ East along the South line of said Lot One (1) to the point of beginning.

LETTER OF AUTHORIZATION

I, W. Allan Meadows, Zelle Capital LLC or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

W. Allan Meadows
Type/Print Name

Title: Manager
Manager / Proprietor

Date: 03/13/2026
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(500 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

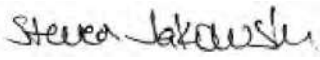
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: March 9, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2982001-OK99

OWNERSHIP REPORT
ORDER 2982001-OK99

EFFECTIVE DATE: MARCH 9, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2639	R085061005	OLD SURETY LIFE	INSURANCE COMPANY	PO BOX 54407	OKLAHOMA CITY	OK	73154	NORTH LINCOLN & EXPRESSWAY	5	0	NORTH LINCOLN & EXPRESSWAY 005 000 SLY PT OF LOT 1 BEING 100.3FT ON E & 40.66FT ON W PLUS 1/2 VAC BEVERLY DR ADJ SD LOTS ON W (PART OF SUBJECT PROPERTY)	5235 N LINCOLN BLVD OKLAHOMA CITY
2639	R085061010	RICHIS HOSPITALITY LLC		12121 RICHMOND AVE, Unit 415	HOUSTON	TX	77082	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 PT LOTS 1 THRU 3 BEG 226.89FT SWLY & 40.66FT NWLY SE/C LOT 1 TH NWLY127.20FT NELY264.45FT SELY129.69FT SWLY239.08FT TO BEG (PART OF SUBJECT PROPERTY WITHIN)	5301 N LINCOLN BLVD OKLAHOMA CITY
2638	R149793400	WATTS CHARLES J II & CYNTHIA A		701 NE 50TH ST	OKLAHOMA CITY	OK	73105-6611	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT OF SEC 10 12N 3W BEG 165.53FT E & 463.61FT N & 296.68FT NELY OF SW/C SE4 TH NWLY253.81FT ELY345.87FTSELY155.51FT SE163.98FT TH ON CURVE TO LEFT 65.12FT NW115.31FT WLY335FT TO BEG	701 NE 50TH ST OKLAHOMA CITY
2638	R168661575	KIRKPATRICK FAMILY FUND REAL ESTATE LLC		1001 W WILSHIRE BLVD FLOOR 4	OKLAHOMA CITY	OK	73116	OKLAHOMA TOWNSHIP	0	0	OKLAHOMA TOWNSHIP PT SE4 & NE4 SEC 10 12N 3W BEG 165.60FT E OF SW/C OF E/2 SEC 10 TH N476.10FT NLY284.24FT ELY330.92FT SELY115.38FT NE ON A CURVE 65.24FT NWLY163.95FT NWLY155.51FT WLY344.94FT NW ON A CURVE 76.84FT NWLY182.80FT NWLY596.93FT NELY ALONG A CURVE 106.71FT NE61.81FT NELY454.95FT NELY637.53FT NELY444.56FT SE93.42FT SE95.44FT SELY128.87FT ELY135FT NELY175FT NELY250FT SELY385FT SELY215FT ELY100FT NELY360FT NLY135FT E100FT S1633.06FT SWLY156.65FT SWLY286.75FT SWLY172.19FT SWLY340FT SWLY550FT SWLY280FT SWLY460.83FT W1077.17FT TO BEG CONT 133.07ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	5500 LINCOLN BLVD OKLAHOMA CITY
2639	R085061000	OK HOTEL LLC		836 W DESOTO ST, Unit B	CLERMONT	FL	34711	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 BEING PT OF LOTS 2 3 & ALL LOTS 4 THRU 6 & PT OF LOTS 7 & 8 BEG 226.89FT SWLY & 167.86FT NWLY OF SE/C LOT 1 TH NWLY419.33FT TH ON A CURVE TO RIGHT 199.19FT NE139.68FT SELY190.31FT NELY180FT SE ON A CURVE TO RIGHT 42.52FT SELY81FT SELY277.71FT SWLY264.45FT TO BEG	5405 N LINCOLN BLVD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2982001-OK99

EFFECTIVE DATE: MARCH 9, 2026 AT 7:30 AM

2639	R085062000	LIFE ISSUES INC		5425 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105- 1845	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 PT LOTS 7 8 & 9 BEG SE/C LOT 7 TH SWLY179.75FT NWLY188.88FT SWLY139.92FT TH NELY ON A CURVE TO RIGHT 50.18FT NELY120FT NELY176.99FT SELY ON A CURVE TO RIGHT 241.70FT TO BEG AKA TR 1 EX BEG 179.75FT SW & 188.88FT NW OF SE/C LOT 7 TH SW139.92FT NE ALONG A CURVE RIGHT 50.16FT NE120FT NE15FT SE38.31FT SW17.67FT TO BEG	5425 N LINCOLN BLVD OKLAHOMA CITY
2639	R123291020	OK LINCOLN AT CENTRAL PARK LLC	ATTN ACCOUNTING	9757 NE JUANITA DR STE 300	KIRKLAND	WA	98034	CENTRAL PARK OFFICE ESTATE	0	0	CENTRAL PARK OFFICE ESTATE 000 000 LOT 3 & PT SW4 SEC 10 12N 3W DESCRIBED AS BEG 990FT N & 1243.10FT E OF SW/C SW4 TH NWLY631.84FT NELY115.07FT ELY45FT ELY47.86FT NELY306.36FT SE60FT SELY ON A CURVE 64.85FT SELY473.85FT SE10FT SWLY ON A CURVE RIGHT 66.63FT SE60FT NELY ALONG A CURVE 49.78FT SE36.09FT SELY ON A CURVE 109FT SE23.40FT SELY ON A CURVE 116.53FT SELY33.96FT SELY ON A CURVE 78.85FT NE30FT SELY91.20FT W1000.84FT TO BEG CONT 14.22ACRS MORE OR LESS	500 CENTRAL PARK DR OKLAHOMA CITY
2639	R133084400	OLD SURETY LIFE	INSURANCE COMPANY	PO BOX 54407	OKLAHOMA CITY	OK	73154- 1407	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SE4 SW4 SEC 10 12N 3W BEG SE/C SD SW4 TH N548.76FT W260.25FT TO CTR LINE LINCOLN BLVD SE ALONG SD CTR LINE 562.19FT TO CTR LINE NE 50TH STREET E89.45FT TO BEG SUBJ TO EASEMENTS OF RECORD	5201 N LINCOLN BLVD OKLAHOMA CITY
2639	R133084430	PIVOT		201 NE 50TH ST	OKLAHOMA CITY	OK	73105- 1811	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SW4 SEC 10 12N 3W BEG 1320FT E & 532FT N OF SW/C OF SW4 E669.51FT N458FT W669.51FT S458FT TO BEG	203 NE 50TH ST OKLAHOMA CITY
2639	R133084435	PIVOT INC		201 NE 50TH ST	OKLAHOMA CITY	OK	73105- 1811	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SW4 SEC 10 12N 3W BEG 1320FT E OF SW/C SW4 TH E338.12FT N330FT E331.60FT N202FT W669.51FT S532FT TO BEG	201 NE 50TH ST OKLAHOMA CITY
2639	R133084600	OLD SURETY LIFE INSURANCE CO		PO BOX 54407	OKLAHOMA CITY	OK	73154- 1407	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SE4 SE4 SE4 SW4 SEC 10 12N 3W BEG NW/C SD SE4 SE4 SE4 SW4 TH S280FT E192.47FT TO POINT ON W R/W LINE BEVERLY DR NWLYALONG SD R/W 294.55FT TO N LINE SD SE4 SE4 SE4 SW4 W101.44FT TO BEG PLUS 1/2 VAC BEVERLY DR ADJ ON E	0 UNKNOWN OKLAHOMA CITY
2639	R133085000	ASSOC OF COUNTY COMMISSIONERS SELF INSURANCE GROUP	ASSOC OF COUNTY COMMISSIONERS SELF INSURANCE FUND	429 NE 50TH ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SW4 SEC 10 12N 3W BEG 330FT W OF SE/C SW4 TH N330FT W330FT S330FT E330FT TO BEG SUBJ TO ESMTS OF RECORD	429 NE 50TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2982001-OK99

EFFECTIVE DATE: MARCH 9, 2026 AT 7:30 AM

2639	R133085200	OKLAHOMA STATE	MEDICAL ASSOCIATION	313 NE 50TH ST STE 2	OKLAHOMA CITY	OK	73105-1829	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SW4 SEC 10 12N 3W BEG 660FT W OF SE/C SW4 TH N330FT W330FT S330FT E330FT BEG	313 NE 50TH ST OKLAHOMA CITY
2639	R133085400	LINCOLN PARK H LLC	TWO DAFFODIL HOLDINGS OKLAHOMA LLC	99 WALL ST, Unit 795	NEW YORK	NY	10005	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SW4 SEC 10 12N 3W BEG 330FT N & 194.85FT W OF SE/C SW4 TH W465.15FT N330FT E359.47FT SE346.59FT TO BEG SUBJ TO ESMTS OF RECORD OR TR 6 OF SW4	5207 BEVERLY DR OKLAHOMA CITY
2639	R133086000	QUBIT GROUP LLC		325 WINDYCREST DR	ANN ARBOR	MI	48105	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SW4 SEC 10 12N 3W BEG 660FT N & 660FT W OF SE/C SW4 TH N330FT E249FT TO CENTER OF BLVD SELY ALONG SD CENTER OF BLVD 356FT W356FT TO BEG OR TR 9 OF SW4	5301 BEVERLY DR OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

NE 50th St. & N Lincoln Blvd.

March 19, 2026

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **O-2 General Office District, Healthy Neighborhood Overlay, and the UD-Lincoln Blvd Overlay** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses within the O-2 District, the following uses shall also be permitted on this site:

8350.8	Industrial, Light
8300.53	Medical Services: Restricted
8350.10	Research and Development

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The building setback lines shall be as follows:

North: 1.5 feet
East: 25 feet
West: 25 feet
South: 5 feet

Overhang shall be permitted within the setback as illustrated on Exhibit B.

6. Sight-Proof Screening:

Screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Per code.

9. Access:

Access may be taken from the existing access drives off N Lincoln Blvd. and Beverly Dr.

10. Sidewalks

The existing sidewalks shall be permitted to remain.

II. Other Development Regulations:

1. Architecture:

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

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 20 feet from all residential zoning district or use.

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

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that no more than two (2) parking spaces per 1,000 square feet shall be required.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Part of Lot One (1) of NORTH LINCOLN and EXPRESSWAY Additions, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded thereon, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); thence North 01°23'22" East along the East line of Lot One (1) a distance of 1.4 feet; thence North 61°37'56" West along the East line of said Lot One (1) a distance of 100.30 feet; thence South 72°31'56" West a distance of 238.08 feet to a point in the West line of said Lot One (1); thence South 72°31'56" East along the West line the 45.66 feet to the Southeast corner of Lot One (1); thence East along the South line of said Lot One (1) to the point of beginning.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM and includes items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on 2/9/2026.

Date of Plot or Map: 2/10/2006



Ryan R. Doudman 2/12/26
Ryan R. Doudman DATE

This plot of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

[illegible]

LEGEND			
Ⓚ - BICYCLE VALVE	Ⓛ - LOW METEOR	Ⓛ - POWER POLE	Ⓛ - POWER BRUNNEN
Ⓚ - BICYCLE METEOR	Ⓛ - PIPELINE MARK	Ⓛ - LIGHTY POLE	Ⓛ - BOUND POST
Ⓛ - TV AIRBORNE	Ⓛ - MONITOR WELL	Ⓛ - ELEC TANK	Ⓛ - FLARE POLE
Ⓛ - TELE AIRBORNE	Ⓛ - PIPELINE MARK	Ⓛ - ELEC PERSONAL	Ⓛ - SIGNAL LIGHT
Ⓛ - TELE BRUNNEN	Ⓛ - POWER BURN MAN	Ⓛ - LIGHT POLE	Ⓛ - CONTROL BOX
Ⓛ - TELE PEG	Ⓛ - SIGNAL BURN MAN	Ⓛ - BURN BOX	Ⓛ - BURN
Ⓛ - TV PEG	Ⓛ - SIGNAL BOX	Ⓛ - AIR BOX	Ⓛ - BURN
Ⓛ - BURN MARK	Ⓛ - SIGNAL BOX	Ⓛ - OFF - INDEPEND POWER	Ⓛ - FREE

Zoning designation for subject property is "D-2 General Office"
According to the City of Oklahoma City Zoning Map.

By graphic plotting only, this property is located within an area having a zone designation of "X" (area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Panel No. 0170 H with a date of December 18th, 2008, Map No. 40109C0170H.

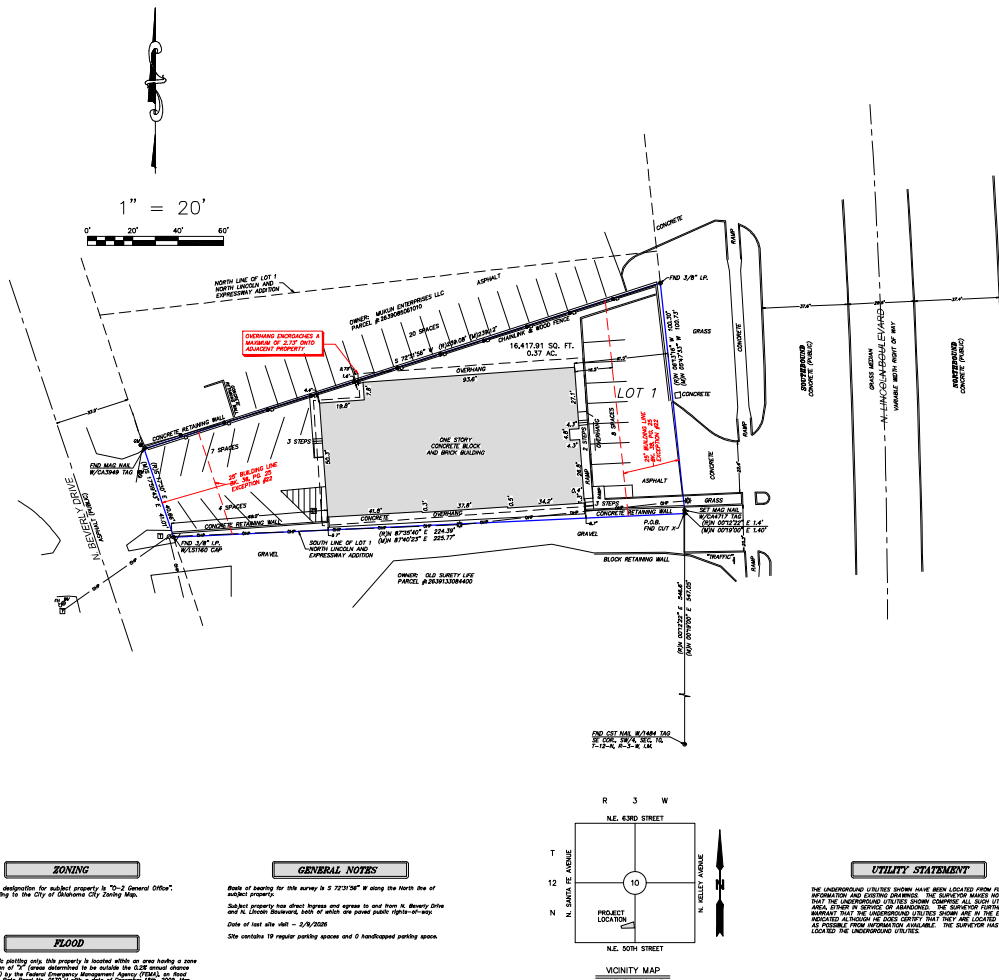
Point of bearing for this survey is S 72°31'58" W along the North line of subject property.

Subject property has direct ingress and egress to and from N. Beverly Drive and N. Lincoln Boulevard, both of which are paved public rights-of-way.

Date of last site visit = 2/8/2026

Site contains 19 regular parking spaces and 0 handicapped parking spaces.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN TYPE OR ABANDONED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



5235 N. LINCOLN BOULEVARD
OKLAHOMA CITY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PH: (405) 821-5656
web site: www.oklahomasurveycompany.com
email: ryan@oklahomasurveycompany.com



PARTY CHIEF: TDR	NUMBER	REVISIONS	DATE
DRAWN BY: RRD			
CHECKED BY: RRD			
SCALE 1"=20'			
SHEET NUMBER: 4268			
SHEET 1 OF 1			

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE
SPUD-1829	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1829	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1829	OKLAHOMA CITY'S ADVENTURE DISTRICT	2801 NE 50TH ST	OKLAHOMA CITY	OK	73111
SPUD-1829	ASSOC OF COUNTY COMMISIONERS SELF INSURANCE GROUP, ASSOC OF COUNTY COMMISSIONERS SELF INSURANCE FUND	429 NE 50TH ST	OKLAHOMA CITY	OK	73105
SPUD-1829	KIRKPATRICK FAMILY FUND REAL ESTATE LLC	1001 W WILSHIRE BLVD FLOOR 4	OKLAHOMA CITY	OK	73116
SPUD-1829	LIFE ISSUES INC	5425 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105-1845
SPUD-1829	LINCOLN PARK H LLC, TWO DAFFODIL HOLDINGS OKLAHOMA LLC	99 WALL ST, Unit 795	NEW YORK	NY	10005
SPUD-1829	OK HOTEL LLC	836 W DESOTO ST, Unit B	CLERMONT	FL	34711
SPUD-1829	OK LINCOLN AT CENTRAL PARK LLC ATTN: ACCOUNTING	9757 NE JUANITA DR STE 300	KIRKLAND	WA	98034
SPUD-1829	OKLAHOMA STATE MEDICAL ASSOCIATION	313 NE 50TH ST STE 2	OKLAHOMA CITY	OK	73105-1829
SPUD-1829	OLD SURETY LIFE INSURANCE COMPANY	PO BOX 54407	OKLAHOMA CITY	OK	73154
SPUD-1829	PIVOT INC	201 NE 50TH ST	OKLAHOMA CITY	OK	73105-1811
SPUD-1829	QUBIT GROUP LLC	325 WINDYCREST DR	ANN ARBOR	MI	48105
SPUD-1829	RICHIS HOSPITALITY LLC	12121 RICHMOND AVE, Unit 415	HOUSTON	TX	77082
SPUD-1829	WATTS CHARLES J II & CYNTHIA A	701 NE 50TH ST	OKLAHOMA CITY	OK	73105-6611

APPROVED
07-07-2026

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1829

MASTER DESIGN STATEMENT FOR

NE 50th St. & N Lincoln Blvd.

March 19, 2026

March 26, 2026

April 14, 2026

May 15, 2026

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

405-652-0099 Phone

david@boxlawgroup.com

kaitlyn@boxlawgroup.com

SPUD-1829 MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **O-2 General Office District, HNO Healthy Neighborhood Overlay, and the UD Urban Design Lincoln Blvd Overlay** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses within the O-2 District, the following uses shall also be permitted on this site:

- 8350.8 Industrial, Light (for purposes of manufacturing medical supplies)
- 8350.10 Research and Development (for purposes of design and development of medical supplies)

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The building setback lines shall be as follows:

North: 1.5 feet
East: 25 feet
West: 25 feet
South: 5 feet

Overhang shall be permitted within the setback as illustrated on Exhibit B.

6. Sight-Proof Screening:

Screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Per code.

9. Access:

Access may be taken from the existing access drives off N Lincoln Blvd. and Beverly Dr.

10. Sidewalks

The existing sidewalks shall be permitted to remain. Any repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture:

Any new construction or exterior renovations beyond maintenance and repair shall be in accordance with the base zoning and the UD Overlay zoning district regulations and guidelines.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 20 feet from all residential zoning district or use.

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

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that no more than two (2) parking spaces per 1,000 square feet shall be required.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1829 Exhibit A – Legal Description

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); Thence North $0^{\circ}12'22''$ East along the East line of Lot One (1) a distance of 1.4 feet; Thence North $06^{\circ}13'16''$ West along the East line of said Lot One (1) a distance of 100.30 feet; Thence South $72^{\circ}31'56''$ West a distance of 239.08 feet to a point in the West line of said Lot One (1); Thence South $17^{\circ}30'$ East along the West line 40.66 feet to the Southwest corner of Lot One (1); Thence Easterly along the South line of said Lot One (1) to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify, as of the date shown hereon that I, or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); thence North 07°22'22" East along the East line of Lot One (1) a distance of 1.4 feet; thence North 67°37'6" West along the East line of said Lot One (1) a distance of 100.30 feet; thence South 72°31'56" West a distance of 236.08 feet to a point in the West line of said Lot One (1); thence South 17°30' East along the West line 40.66 feet to the Southwest corner of Lot One (1); thence Easterly along the South line of said Lot One (1) to the point of beginning.

To: Chicago Title Insurance Company, Zella Capital, LLC, Gateway First Bank, Old Surety Life Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(c), 8, 9 and 11 of Table A thereof. The field work was completed on 2/9/2026.

Date of Plat or Map: 2/10/2026



Ryan R. Doudican 2/12/26
Ryan R. Doudican DATE
R.P.L.S. 1591

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

- Title Commitment Number: 71072600285
Effective Date: January 14, 2026
Chicago Title Insurance Company
9. Right of Way in favor of Oklahoma Natural Gas Company recorded in Book 11, Page 518. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
10. Right of Way in favor of Oklahoma Gas and Electric Company recorded in Book 24, Page 506. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
11. Right of Way in favor of Oklahoma Gas and Electric Company recorded in Book 25, Page 55. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
12. Right of Way in favor of Oklahoma Natural Gas Company recorded in Book 26, Page 288. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
13. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 38, Page 129. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
14. Dedication for Public Highway recorded in Book 80, Page 169. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
15. Easement in favor of Oklahoma County recorded in Book 253, Page 226. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
16. Right of Way in favor of Hester C. Loney & Oklahoma Natural Gas Corporation recorded in Book 345, Page 530. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
17. Easement for Highway Purpose set forth in Deed recorded in Book 458, Page 261. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
18. Permit for Sub-Main Sanitary Sewer recorded in Book 1625, Page 88. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
19. Permit for Sub-Main Sanitary Sewer recorded in Book 2057, Page 383. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
20. Easement in favor of American-First Title and Trust Company recorded in Book 2069, Page 358. (DOCUMENT IS ILLEGIBLE)
21. Report of Commissioners recorded in Book 2077, Page 185. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
22. All matters affecting subject property as shown on the Plat of NORTH LINCOLN AND EXPRESSWAY ADDITION, recorded in Book 38 of Plats, Page 25. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)
23. Permit for Sanitary Sewer recorded in Book 2898, Page 8. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

LEGEND

8-0 -BORDER VALUE	8-0 -SAS METER	0- -POWER POLE	0- -POWER MANHOLE
8-0 -BORDER METER	8-0 -PIPELINE MARK	0- -UTILITY POLE	0- -GUANO POST
0- -FIRE HYDRANT	0- -MONITOR WELL	0- -ELEC TRANS	0- -FLAG POLE
0- -TELE MARKER	0- -PIPELINE VENT	0- -ELEC POLE/STAY	0- -SIGNAL LIGHT
0- -TELE MANHOLE	0- -STORM SEWER MAN	0- -LIGHT POLE	0- -CONTROL BOX
0- -TELE PED	0- -SAS SEW. MAN	0- -CITY WIRE	0- -SIGN
0- -TV PED	0- -CLEAN OUT	0- -PULL BOX	0- -CIV
0- -SAS VALVE	0- -MAN BOX	0- -OVERHEAD POWER	0- -TREE

ZONING

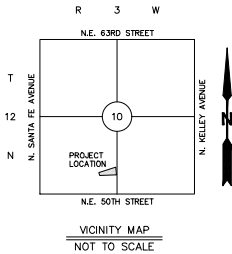
Zoning designation for subject property is "O-3 General Office".
According to the City of Oklahoma City Zoning Map.

FLOOD

By graphic platting only, this property is located within an area having a zone designation of "X" (area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Panel No. 017014 with a date of December 18th, 2008, Map No. 40109C017014.

GENERAL NOTES

Books of bearing for this survey is S 72°31'56" W along the North line of subject property.
Subject property has direct ingress and egress to and from N. Beverly Drive and N. Lincoln Boulevard, both of which are paved public rights-of-way.
Date of last site visit - 2/9/2026
Site contains 19 regular parking spaces and 0 handicapped parking space.



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

5235 N. LINCOLN BOULEVARD
OKLAHOMA CITY, OKLAHOMA
ALTANS/SPS LAND TITLE SURVEY

3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PH: (405) 821-5656
web site: www.oklahomasurveycompany.com
email: ryan@oklahomasurveycompany.com
CERTIFICATE OF AUTHORIZATION # 4717



PARTY CHIEF: TDR	DATE	REVISIONS	NUMBER
DRAWN BY: RRD			
CHECKED BY: RRD			
SCALE 1"=20'			
PROJECT NUMBER: 4258			
SHEET 1 OF 1			

CASE NUMBER: SPUD-1829

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Zella Capital, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1829 Simplified Planned Unit Development, UD Urban Design, and HNO Healthy Neighborhood Overlay Districts. The City Council will consider this zoning application at a public hearing on July 7, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); Thence North 0°12'22" East along the East line of Lot One (1) a distance of 1.4 feet; Thence North 06°13'16" West along the East line of said Lot One (1) a distance of 100.30 feet; Thence South 72°31'56" West a distance of 239.08 feet to a point in the West line of said Lot One (1); Thence South 17°30' East along the West line 40.66 feet to the Southwest corner of Lot One (1); Thence Easterly along the South line of said Lot One (1) to the point of beginning.

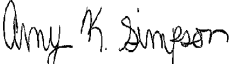
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

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

Dated this 2nd day of June 2026.

SEAL


Amy K. Simpson, City Clerk



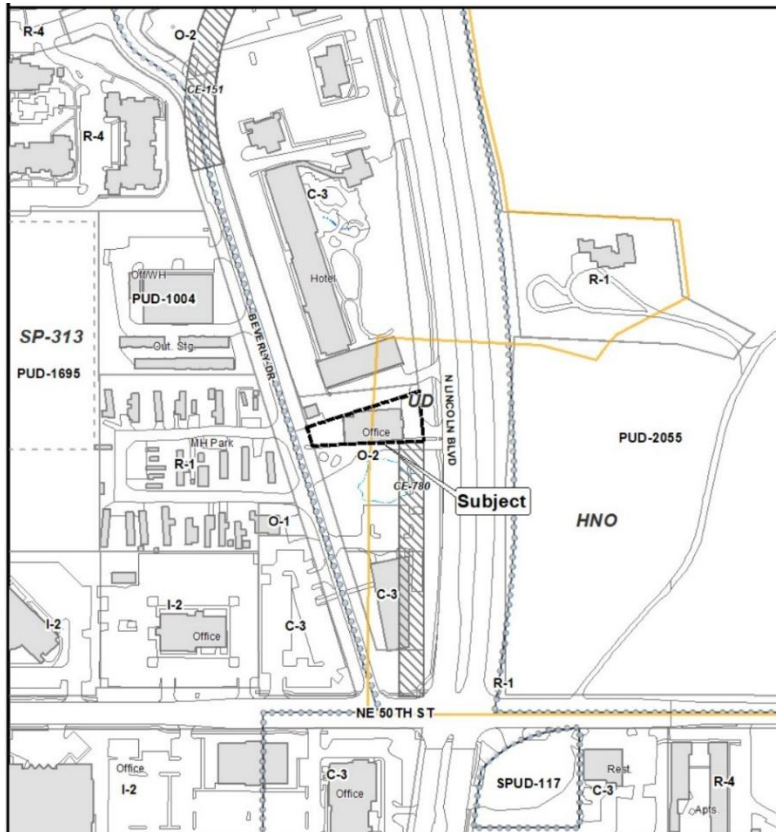
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1829

FROM: O-2 General Office, UD Urban Design, and HNO Healthy Neighborhood Overlay Districts

TO: SPUD-1829 Simplified Planned Unit Development, UD Urban Design, and HNO Healthy Neighborhood Overlay Districts

ADDRESS OF PROPERTY: 5235 North Lincoln Boulevard



PROPOSED USE: The purpose of this application is to allow office and light industrial development, specifically for the design, development and manufacturing of medical products.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office, HNO Healthy Neighborhood Overlay, and the UD Urban Design Lincoln Blvd Overlay Districts** (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

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1829

LOCATION: 5235 North Lincoln Boulevard

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-1829 Simplified Planned Unit Development District subject to the UD Urban Design, and HNO Healthy Neighborhood Overlay Districts from O-2 General Office, UD Urban Design, and HNO Healthy Neighborhood Overlay Districts. A public hearing will be held by the City Council on July 7, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

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, subject to the Lincoln Boulevard UD Urban Design, and HNO Healthy Neighborhood Overlay District boundaries:

LEGAL DESCRIPTION:

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); Thence North 0°12'22" East along the East line of Lot One (1) a distance of 1.4 feet; Thence North 06°13'16" West along the East line of said Lot One (1) a distance of 100.30 feet; Thence South 72°31'56" West a distance of 239.08 feet to a point in the West line of said Lot One (1); Thence South 17°30' East along the West line 40.66 feet to the Southwest corner of Lot One (1); Thence Easterly along the South line of said Lot One (1) to the point of beginning.

PROPOSED USE: The purpose of this application is to allow office and light industrial development, specifically for the design, development and manufacturing of medical products.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office, HNO Healthy Neighborhood Overlay, and the UD Urban Design Lincoln Blvd Overlay Districts** (OKC Zoning Ordinance, 2020).

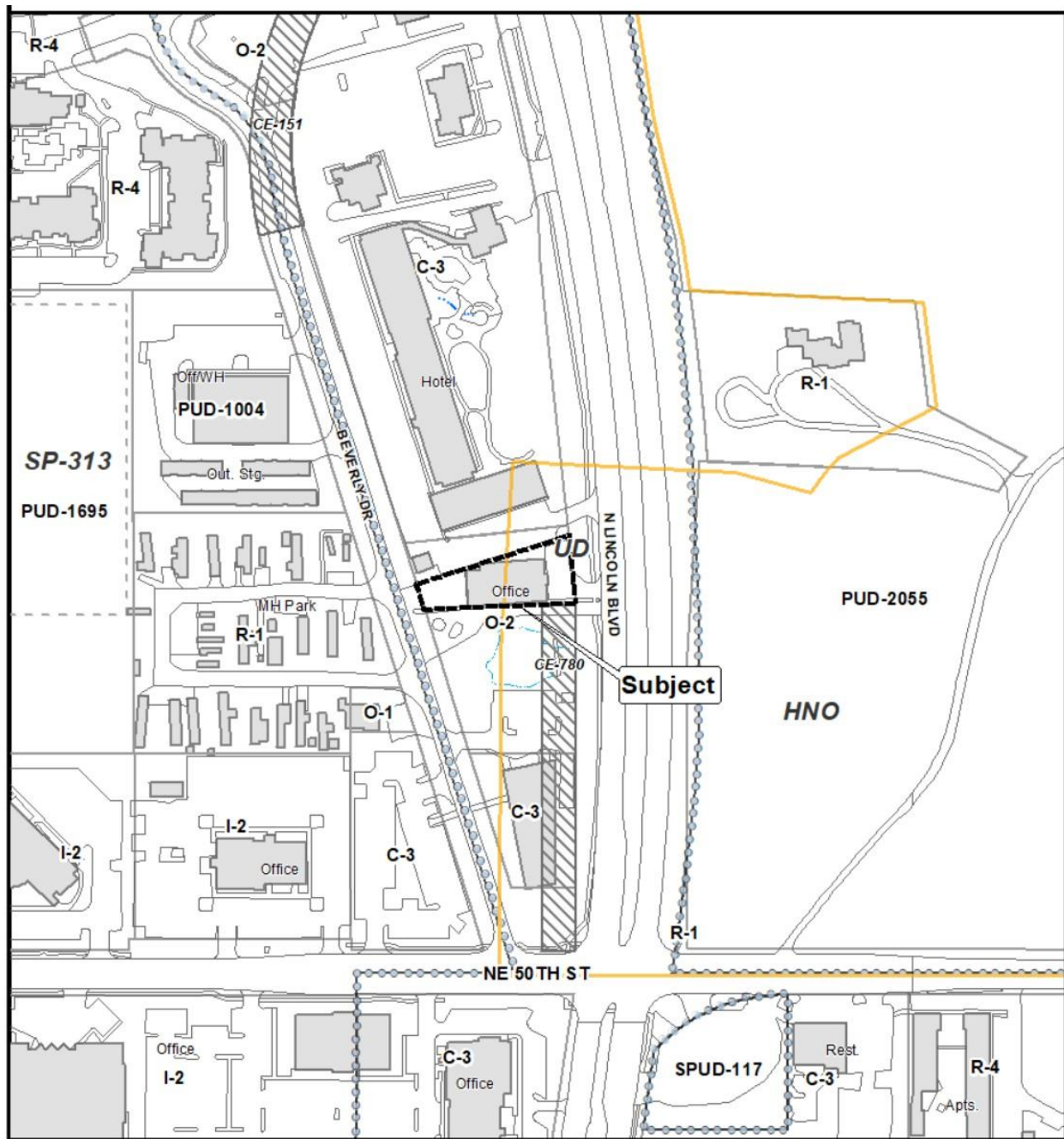
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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.

For further information call (405) 297-2623.

Dated this 2nd day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
May 14, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on May 11, 2026)

10. (SPUD-1829) Application by Zelle Capital, LLC to rezone 5235 North Lincoln Boulevard from O-2 General Office, Lincoln Boulevard UD Urban Design Overlay, and HNO Healthy Neighborhood Overlay Districts to SPUD-1829 Simplified Planned Unit Development, Lincoln Boulevard UD Urban Design, and HNO Healthy Neighborhood Overlay Districts. Ward 7.

Technical Evaluation:

1. Amend Section Sidewalks to add: Any repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HARRISON, SECONDED BY NEWMAN

AYES: CLAIR, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE,
LAFORGE

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 14, 2026

Item No. IV. 10.

(SPUD-1829) Application by Zelle Capital, LLC to rezone 5235 North Lincoln Boulevard from O-2 General Office, Lincoln Boulevard UD Urban Design Overlay, and HNO Healthy Neighborhood Overlay Districts to SPUD-1829 Simplified Planned Unit Development, Lincoln Boulevard UD Urban Design, and HNO Healthy Neighborhood Overlay Districts. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group
(405) 652-1411

2. Case History

This is a new application.

On April 22, 2026, the Urban Design Commission recommended approval of the application to the Planning Commission.

3. Reason for Request

The purpose of this application is to allow office and light industrial development, specifically for the design, development and manufacturing of medical products.

B. EXISTING CONDITIONS

1. Size of Site: 0.38 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	O-2 / UD / HNO	O-2 / UD / HNO	PUD-2055 / HNO	O-2 / UD / HNO	R-1
Land Use	Office	Motel	Nature Preserve	Event Center	Residential

4. 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.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **O-2 General Office District, HNO Healthy Neighborhood Overlay, and the UD Urban Design Lincoln Blvd Overlay** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses within the O-2 District, the following uses shall also be permitted on this site:

- | | |
|---------|---|
| 8350.8 | Industrial, Light (for purposes of manufacturing medical supplies) |
| 8350.10 | Research and Development (for purposes of design and development of medical supplies) |

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

5. **Building Setback Lines**

The building setback lines shall be as follows:

- | | |
|--------|----------|
| North: | 1.5 feet |
| East: | 25 feet |
| West: | 25 feet |
| South: | 5 feet |

Overhang shall be permitted within the setback as illustrated on Exhibit B.

6. Sight-Proof Screening:

Screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Per code.

9. Access:

Access may be taken from the existing access drives off N Lincoln Blvd. and Beverly Dr.

10. Sidewalks

The existing sidewalks shall be permitted to remain.

II. Other Development Regulations:

1. Architecture:

Any new construction or exterior renovations beyond maintenance and repair shall be in accordance with the base zoning and the UD Overlay zoning district regulations and guidelines.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

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

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 20 feet from all residential zoning district or use.

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

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that no more than two (2) parking spaces per 1,000 square feet shall be required.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. Airports: No objection.

2. Fire (OCFD): No objection.

3. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.

- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.

- 10) Amend Section Sidewalks to read: Any repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 8-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
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 or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Location:

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

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The FAR of the building currently located on the site is 0.35. The SPUD regulations could provide for continued or new development within the Urban Medium LUTA range.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site is located on the west side of North Lincoln Boulevard, a Major Arterial Street within the Urban Medium LUTA. The subject site is served by one existing driveway on North Lincoln Boulevard and one driveway on Beverly Drive. The SPUD allows continued use of both driveways.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

A sidewalk is currently available on North Lincoln Boulevard, which will remain. No sidewalk will be required on North Beverly Drive.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential zoning, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. In this situation, the SPUD adds only the *Light Industrial* and *Research and Development* uses to those allowed by the existing O-2 District, for purposes of designing, development of, and manufacturing of medical supplies. The SPUD regulations maintain the base O-2 District requirements for maximum building height, building size, number of buildings, screening, and landscaping. The SPUD maintains the Urban Design District regulations and design process. This application is subject to review by the Urban Design Commission (UDC).
- 3) Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) Environmentally Sensitive Areas:** No ESAs were identified on the subject site.
- 5) Transportation System:** The subject site is located on the west side of North Lincoln Boulevard, a Neighborhood Street located in the Urban Medium LUTA. The nearest transit (bus) service is located just north and south along North Lincoln Boulevard. The Deep Fork Trail is located to the north along the river.
- 6) Other Development Related Policies**
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:

- Providing direct connections from residential developments to nearby places and to each other.
- Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
- Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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 west side of North Lincoln Boulevard, north of NE 50th Street, with frontage along Beverly Drive on the west. The entire site is within the Lincoln Boulevard Overlay Urban Design District, and subject to design review. The eastern half site is also located within the Healthy Neighborhoods Overlay (HNO) District. Neither overlay would be affected by this zoning change. The site is currently zoned O-2 and developed with an office building. Adjacent zoning to the north is C-3 where a motel is located. To the east, across North Lincoln Boulevard, is PUD-2055 which was approved in 2025 for a nature preserve. West of the site, across North Beverly Drive, is a mobile home park zoned R-1. Abutting land to the south is zoned C-3 and developed with an event center.

The SPUD is requested to allow O-2 uses, as well as research and light industrial uses to allow medical supply manufacturing, and research and development of medical supplies. The conceptual site plan illustrates the continued use of the existing building, previously a pest control business, with no major modifications. Access will continue to be provided via existing driveways on North Lincoln Boulevard and North Beverly Drive.

The SPUD maintains the Urban Design District regulations and design process. This application is subject to review by the Urban Design Commission (UDC). At the April 22, 2026, meeting, the UDC provided a recommendation of approval for SPUD-1829 to the Planning Commission.

E. STAFF RECOMMENDATION

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

Approval of the application subject to the following Technical Evaluation:

1. Amend Section Sidewalks to add: Any repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

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

taj



STAFF REPORT

Urban Design Commission

April 22, 2026

Case No. SPUD-01829
Property Address 5235 N Lincoln Blvd
Applicant Name David Box, Box Law Group for Allan Meadors, Zella Capital, LLC
525 NW 11th St, Ste. 205
Oklahoma City, OK 73103
District/Zoning O-2 General Office District, Healthy Neighborhood Overlay (HNO), and Urban Design (UD) Overlay District

A. ITEMS FOR CONSIDERATION

1. Recommendation

To provide a recommendation to the Planning Commission for a request to rezone from O-2 General Office District, Healthy Neighborhood Overlay (HNO), and Urban Design (UD) Overlay District (Lincoln Blvd Corridor) to a new Simplified Planned Unit Development (SPUD-1829) that would be developed in accordance with a modified O-2 General Office District, Healthy Neighborhood Overlay (HNO) District, and Urban Design (UD) Overlay District.

B. BACKGROUND

1. Location

The subject site is located on the west side of N Lincoln Blvd, just north of NE 50th St.

2. Site History/Existing Conditions

This subject property is occupied by a one-story, 6,546 square foot building that was constructed in 1970 as an office building. The parcel has property frontage on both N Lincoln Blvd and Beverly Drive. The building is currently vacant. Most recently, the building was occupied by a pest control business.

Up until at least November 2022, the primary building façade was unpainted brick masonry with medium brown shingles on the mansard roof. Sometime after that, the building was painted white and the mansard roof was redone with new charcoal colored shingles. No Certificate of Approval application was filed for these changes.

3. Surrounding Environment

To the south, there is a three-story office building. To the east, across N Lincoln Blvd, there is a large (133 acres) mostly undeveloped parcel with one Spanish style residential structure constructed in 1938.

To the north, on the east side of N Lincoln Blvd, there are two roadside motels. To the west, across Beverly Drive, there is a small mobile home park with 20 or so structures in it.

4. Intended Use

8350.8, Industrial, Light
8350.10, Research and Development

5. SPUD Overview

Per Section 59-4250.5.H., “The Urban Design Commission shall have the opportunity to comment upon and make recommendations on actions undertaken by other City boards, committees, and commissions with respect to the effect of such actions upon the District.” For this reason, staff has placed this item on the agenda to allow the Commission the opportunity to consider the proposal and provide a recommendation to the Planning Commission on the Simplified Planned Unit Development (SPUD) application.

The proposed SPUD is necessary because the two use units proposed by the applicant are not presently permitted uses under the base O-2 zoning District. These proposed use units are not prohibited in the UD Overlay District for the Lincoln Corridor. The proposed use units are:

8350.8, Industrial, Light
8350.10, Research and Development

These use units are necessary to accommodate the proposed use which is a facility for the production of bandages that are capable of detecting infection. The manufacture of these bandages is conducted through the weaving of nanofibers and the machinery used is similar to a 3-D printer. The process involves the mixing of polymers, solvents, and dyes, that are spun into fibers used to produce the bandages.

The attached SPUD document is a final draft that reflects all the revisions that have been agreed on. This attached draft is the SPUD document that the Commission is making a recommendation on to the Planning Commission. Staff and the applicant have collaborated on the content and direction of the Master Design Statement (or MDS) for this SPUD. Through that collaboration, all the initial concerns identified by staff have been addressed through revisions to the MDS.

Perhaps most significant for Urban Design Commission’s review, the MDS for the proposed SPUD maintains the design review requirements of the Urban Design Overlay District. Accordingly, any and all exterior modifications at the subject site will remain under the purview of the Urban Design Commission and subject to the applicable Certificate of Approval provisions. Certificate of Approval applications for future development within the SPUD area will be subject to administrative or Commission review and approval pursuant to the standard UD thresholds for those reviews.

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Urban Design Overlay District zoning ordinance as referenced below:
 - a) **RE:** §13700.7., Lincoln Boulevard Corridor Subdistrict, Intent
 - b) **RE:** §13700.7.B.(1), Use Regulations
 - c) **RE:** §13700.7.B.(2), Development Regulations
 - d) **RE:** §13700.7.B.(3), Sidewalks

- e) **RE:** §13700.7.B.(5), Parking Lots
- f) **RE:** §13700.7.C.(4), Building Materials
- g) **RE:** §13700.7.C.(5), Pedestrian Circulation and Amenities

Note: All other Regulations and Guidelines of the Urban Design Overlay District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

None

E. STAFF RECOMMENDATION

1. **Provide a recommendation of approval to the Planning Commission** on the basis that the proposed rezoning to SPUD-01829 complies with the intent of the Urban Design Overlay District zoning ordinance as referenced in Section C of the Staff Report.

Note: Staff recommendations do not constitute Committee decisions.

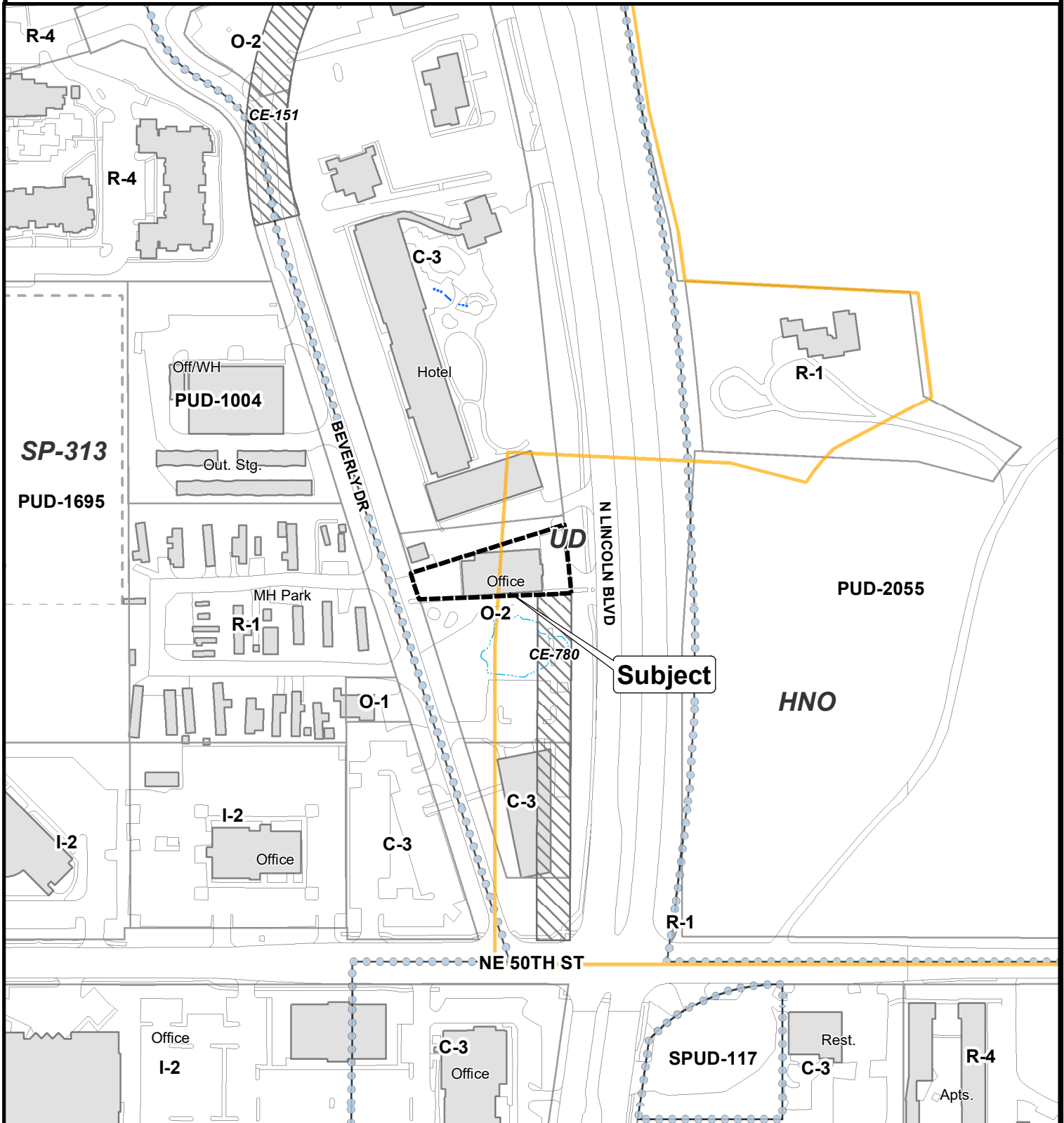
Attachments: Application, Master Design Statement, Legal Description, Proposed Site Plan and SPUD Boundary, Photos

Case No: SPUD-1829

Applicant: Zella Capital, LLC

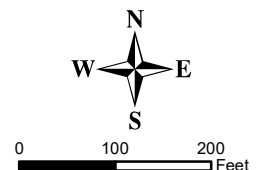
Existing Zoning: O-2 / HNO / UD

Location: 5235 N. Lincoln Blvd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



SURVEYOR'S CERTIFICATE

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify, as of the date shown hereon that I, or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Part of Lot One (1), of NORTH LINCOLN AND EXPRESSWAY ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southeast corner of Lot One (1); thence North 072°22' East along the East line of Lot One (1) a distance of 1.4 feet; thence North 67°37'6" West along the East line of said Lot One (1) a distance of 100.30 feet; thence South 72°31'56" West a distance of 236.08 feet to a point in the West line of said Lot One (1); thence South 17°30' East along the West line 40.66 feet to the Southwest corner of Lot One (1); thence Easterly along the South line of said Lot One (1) to the point of beginning.

To: Chicago Title Insurance Company, Zella Capital, LLC, Gateway First Bank, Old Surety Life Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 7(c), 8, 9 and 11 of Table A thereof. The field work was completed on 2/9/2026.

Date of Plat or Map: 2/10/2026



Ryan R. Doudican 2/12/26
Ryan R. Doudican DATE
R.P.L.S. 1591

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

- Title Commitment Number: 71072600285
Effective Date: January 14, 2026
Chicago Title Insurance Company
9. Right of Way in favor of Oklahoma Natural Gas Company recorded in Book 11, Page 518. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
10. Right of Way in favor of Oklahoma Gas and Electric Company recorded in Book 24, Page 506. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
11. Right of Way in favor of Oklahoma Gas and Electric Company recorded in Book 25, Page 55. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
12. Right of Way in favor of Oklahoma Natural Gas Company recorded in Book 26, Page 288. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
13. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 38, Page 129. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
14. Dedication for Public Highway recorded in Book 80, Page 169. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
15. Easement in favor of Oklahoma County recorded in Book 253, Page 226. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
16. Right of Way in favor of Hester C. Loney & Oklahoma Natural Gas Corporation recorded in Book 345, Page 530. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
17. Easement for Highway Purpose set forth in Deed recorded in Book 458, Page 261. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
18. Permit for Sub-Main Sanitary Sewer recorded in Book 1625, Page 88. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
19. Permit for Sub-Main Sanitary Sewer recorded in Book 2057, Page 383. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
20. Easement in favor of American-First Title and Trust Company recorded in Book 2069, Page 358. (DOCUMENT IS ILLEGIBLE)
21. Report of Commissioners recorded in Book 2077, Page 185. (DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
22. All matters affecting subject property as shown on the Plat of NORTH LINCOLN AND EXPRESSWAY ADDITION, recorded in Book 38 of Plats, Page 25. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)
23. Permit for Sanitary Sewer recorded in Book 2898, Page 8. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

LEGEND

8-0 -BORDER VALUE	8-0 -SAS METER	0- -POWER POLE	0- -POWER MANHOLE
8-0 -BORDER METER	8-0 -PIPELINE MARK	0- -UTILITY POLE	0- -GUANO POST
0- -FIRE HYDRANT	0- -MONITOR WELL	0- -ELEC TRANS	0- -FLAG POLE
0- -TELE MARKER	0- -PIPELINE VENT	0- -ELEC POLE/STAY	0- -SIGNAL LIGHT
0- -TELE MANHOLE	0- -STORM SEWER MAN	0- -LIGHT POLE	0- -CONTROL BOX
0- -TELE PED	0- -SAS SEW. MAN	0- -CITY WIRE	0- -SIGN
0- -TV PED	0- -CLEAN OUT	0- -PULL BOX	0- -CIV
0- -SAS VALVE	0- -MAN BOX	0- -OVERHEAD POWER	0- -TREE

ZONING

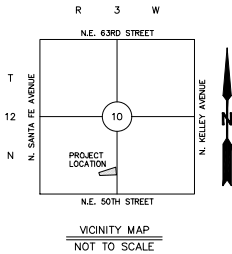
Zoning designation for subject property is "O-3 General Office".
According to the City of Oklahoma City Zoning Map.

FLOOD

By graphic platting only, this property is located within an area having a zone designation of "X" (area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Panel No. 017014 with a date of December 18th, 2008, Map No. 40109C017014.

GENERAL NOTES

Books of bearing for this survey is S 72°31'56" W along the North line of subject property.
Subject property has direct ingress and egress to and from N. Beverly Drive and N. Lincoln Boulevard, both of which are paved public rights-of-way.
Date of last site visit - 2/9/2026
Site contains 19 regular parking spaces and 0 handicapped parking space.



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

5235 N. LINCOLN BOULEVARD
OKLAHOMA CITY, OKLAHOMA
ALTANS/SPS LAND TITLE SURVEY

3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PH: (405) 821-5656
web site: www.oklahomasurveycompany.com
email: ryan@oklahomasurveycompany.com
CERTIFICATE OF AUTHORIZATION # 4717



PARTY CHIEF: TDR	DATE	REVISIONS	NUMBER
DRAWN BY: RRD			
CHECKED BY: RRD			
SCALE 1"=20'			
PROJECT NUMBER: 4258			
SHEET 1 OF 1			

Case No: SPUD-1829

Applicant: Zella Capital, LLC

Existing Zoning: O-2 / HNO / UD

Location: 5235 N. Lincoln Blvd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

**Simplified Planned
Unit Development**



0 100 200
Feet