

ORDINANCE NO. 28,119

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:

Lots Eleven (11) thru Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 the 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 7TH day of JULY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 4TH day of AUGUST, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. G
8/4/2026

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-1816), rezoning 2844 Lancaster Lane from R-1 Single Family Residential District to SPUD-1816 Simplified Planned Unit Development District. Ward 2.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
Endeavor Holdings Group, LLC

Purpose:

The purpose of this application is to allow commercial use and development, specifically for mixed-use office, commercial, and retail.

Background:

On June 11, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. Revise ~~Master Design Statement~~ and/or Exhibit B to address inconsistencies with access and dumpster location.
2. Remove Use Units 8300.8 Animal Sales and Services: Grooming and 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted.
3. Add to call box requirements that drive-thru speakers shall be located on the west side of any structure.
4. Off-Premise signs shall not be permitted.

Protests:

None

Previous Action:

The Ordinance was introduced July 7, 2026, and set for final hearing August 4, 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

Cambridge Ct. & N May Ave.

Project Name

2844 Lancaster Ln.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1816
Case No.: SPUD	1-29-26
File Date:	W2
Ward No.:	-----
Nbhd. Assoc.:	OKC
School District:	R-1
Extg Zoning:	
Overlay:	

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 Street., 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.



Return to:
Trustmark Title Acquisition Group, LLC
6307 Waterford Blvd., Suite 120
Oklahoma City, OK 73118
File: C24-079
Fidelity National Title Ins. Co.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **Salyer Family Trust** ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Endeavor Holdings Group, LLC**, an Oklahoma limited liability company ("Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Tract 1:

Lots Twelve (12) and Thirteen (13), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Tract 2:

Lot Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID: 119902850, 119902825 and 119902800

Together with all the improvements thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, its heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Salyer Family Trust

BY: Ann Salyer Cox
Ann Salyer Cox
Successor Trustee

ACKNOWLEDGMENT

State of Oklahoma

County of Oklahoma

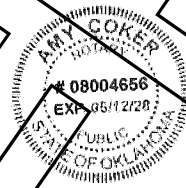
Acknowledged, signed, and sworn to before me the 6th of December, 2024, by Ann Salyer Cox, the Successor Trustee of Salyer Family Trust, on behalf of the Trust.

Amey Coker
Notary Public

Affix stamp/seal:

Revenue Stamps: \$585.00

Mail Tax Statement to:
Endeavor Holdings Group, LLC



OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST Exhibit to Deed**AFFIDAVIT OF LAND 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: Michael Cangialosi
 (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 Manager (role, such as titled officer or trustee) of Endeavor Holdings Group, 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), trustee(s) 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.

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

Michael Cangialosi
AFFIANT, individually, and as authorized agent of the Entity

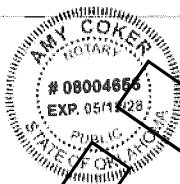
12/6/24
Date

The foregoing instrument was subscribed and sworn to before me this 6th day of December, 20 24, by Michael Cangialosi

My Commission Expires: 05/12/28

Amy Coker
NOTARY PUBLIC

My Commission Number: 08004656



UNOFFICIAL

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND 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: Rainey Cangialosi
 (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 Manager (role, such as titled officer or trustee) of
 Endeavor Holdings Group, 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), trustee(s) 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.

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

Rainey Cangialosi

AFFIANT, individually, and as authorized agent of the Entity

12/01/2024
Date

The foregoing instrument was subscribed and sworn to before me this 1st day of December, 20 24, by Rainey Cangialosi

My Commission Expires: 05/12/28

Amy Coker
NOTARY PUBLIC

My Commission Number: 08004656



UNOFFICIAL



WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Marisa L. Boyd, a single woman** 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

Endeavor Holdings Group, LLC

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

For Tax Map ID(s): 119902775

Lot Eleven (11) in Block One Hundred Twenty-two (122) of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

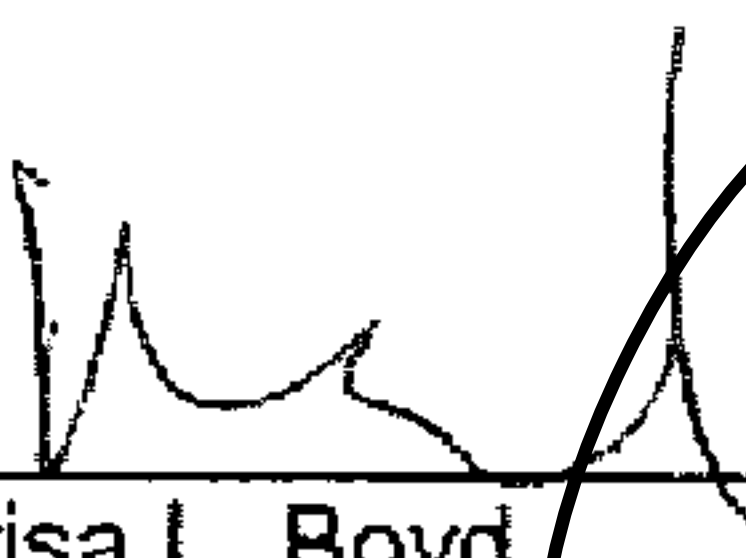
Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

Signed and delivered April 16, 2026.


Marisa L. Boyd

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 11th day of April, 2026, personally appeared Marisa L. Boyd, a single woman, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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



[Signature]
Notary Public in and for the State of Oklahoma
Notary's Printed Name: Shavonne Hoine
Notary's Commission Expires: 1/31/2030

Mail Tax Statements To:
Endeavor Holdings Group, LLC
9908 Hidden Hollow Lane
Oklahoma City, OK 73151

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710102601024
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)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Michael Cangialosi (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 Manager (role, such as titled officer or trustee) of Endeavor Holdings Group, LLC (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

4/16/2024
Date

The foregoing instrument was subscribed and sworn to before me this 16 day of April, 2026,
by Michael Cangialosi, Manager

My Commission Expires: 6/1/2030
My Commission No.: 000183

[Signature]
NOTARY PUBLIC
02001856
EXP. 01/31/30
STATE OF OKLAHOMA

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Rainey Cangialosi (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 Manager (role, such as titled officer or trustee) of Endeavor Holdings Group, LLC (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.

Rainey Cangialosi
AFFIANT, individually and as authorized agent of the Entity

4/14/26
Date

The foregoing instrument was subscribed and sworn to before me this 14 day of April, 2026,
by Rainey Cangialosi, Manager

My Commission Expires:

My Commission No.:

6/1/2030

0001975

Sharonne Hohne
NOTARY PUBLIC

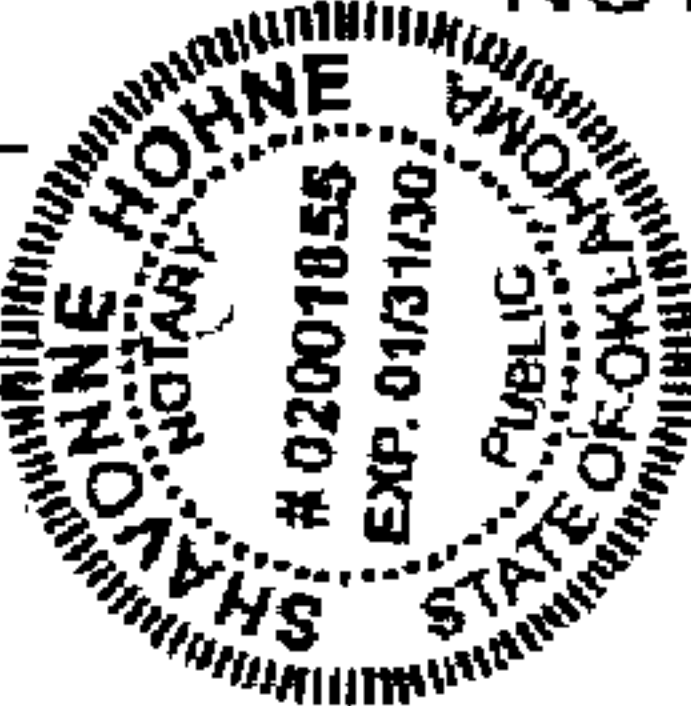


Exhibit A – Legal Description

Tract 1:

Lots Twelve (12) and Thirteen (13), Block One Hundred Twenty-two (122), of NICHOLS COUNTY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Tract 2:

Lot Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTY CLUB HEIGHTS, of Oklahoma County, Oklahoma according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, Michael Cangialosi / Endeavor Holdings Group 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: MCS 1/16/26
Signature

Michael Cangialosi
Type/Print Name

Title: _____
Manager / Proprietor

Date: _____
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 feet in all directions of the following described land:

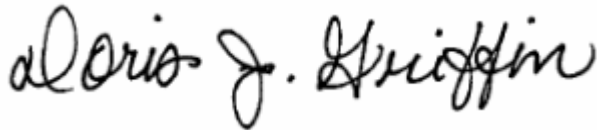
Lots Eleven (11) thru Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), 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: APRIL 14, 2026 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority #
File No. 2989617-OK99

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM

DATE PREPARED: APRIL 22, 2026

ACCOUNT NUMBER	MAP NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
R119902775	2623	ENDEAVOR HOLDINGS GROUP LLC	9908 HIDDEN HOLLOW LN	OKLAHOMA CITY	OK	73151- 9112	NICHOLS COUNTRY CLUB HEIGHTS	122	011	NICHOLS COUNTRY CLUB HEIGHTS 122 011 (PART OF SUBJECT PROPERTY)	2840 LANCASTER LN OKLAHOMA CITY
R119902800	2623	ENDEAVOR HOLDINGS GROUP LLC	9908 HIDDEN HOLLOW LN	OKLAHOMA CITY	OK	73151	NICHOLS COUNTRY CLUB HEIGHTS	122	012	NICHOLS COUNTRY CLUB HEIGHTS 122 012 (PART OF SUBJECT PROPERTY)	2844 LANCASTER LN OKLAHOMA CITY
R119902825	2623	ENDEAVOR HOLDINGS GROUP LLC	9908 HIDDEN HOLLOW LN	OKLAHOMA CITY	OK	73151	NICHOLS COUNTRY CLUB HEIGHTS	122	013	NICHOLS COUNTRY CLUB HEIGHTS 122 013 (PART OF SUBJECT PROPERTY)	2849 CAMBRIDGE CT OKLAHOMA CITY
R119902850	2623	ENDEAVOR HOLDINGS GROUP LLC	9908 HIDDEN HOLLOW LN	OKLAHOMA CITY	OK	73151	NICHOLS COUNTRY CLUB HEIGHTS	122	014	NICHOLS COUNTRY CLUB HEIGHTS 122 014 (PART OF SUBJECT PROPERTY)	2845 CAMBRIDGE CT OKLAHOMA CITY
R119902225	2623	GJF CAPITAL LLC	8100 E 22ND ST N BLDG 1700 2	WICHITA	KS	67226	NICHOLS COUNTRY CLUB HEIGHTS	121	013	NICHOLS COUNTRY CLUB HEIGHTS BLK 121 LOT 000 LOTS 13 14 & 15	2845 LANCASTER LN OKLAHOMA CITY
R119902300	2623	ZHANG CHENYI, SCHMIDT JOSEPH	2833 LANCASTER LN	OKLAHOMA CITY	OK	73116- 4507	NICHOLS COUNTRY CLUB HEIGHTS	121	016	NICHOLS COUNTRY CLUB HEIGHTS 121 016	2833 LANCASTER LN OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM
DATE PREPARED: APRIL 22, 2026

R119902325	2623	OUART J DIANNE & CHARLES W	2829 LANCASTER LN	OKLAHOMA CITY	OK	73116- 4507	NICHOLS COUNTRY CLUB HEIGHTS	121	017	NICHOLS COUNTRY CLUB HEIGHTS 121 017	2829 LANCASTER LN OKLAHOMA CITY
R119902350	2623	YATES SLOAN J, YATES GWENDOLYN	6809 E 108TH ST	TULSA	OK	74133	NICHOLS COUNTRY CLUB HEIGHTS	121	018	NICHOLS COUNTRY CLUB HEIGHTS 121 018	2825 LANCASTER LN OKLAHOMA CITY
R119902375	2623	LANCASTER PHIL G	1804 ELMHURST AVE	NICHOLS HILLS	OK	73120	NICHOLS COUNTRY CLUB HEIGHTS	121	019	NICHOLS COUNTRY CLUB HEIGHTS 121 019	2821 LANCASTER LN OKLAHOMA CITY
R119902650	2623	THOMAS JOHN W & LIVIA V	2820 LANCASTER LN	OKLAHOMA CITY	OK	73116- 4508	NICHOLS COUNTRY CLUB HEIGHTS	122	006	NICHOLS COUNTRY CLUB HEIGHTS 122 006	2820 LANCASTER LN OKLAHOMA CITY
R119902675	2623	MAXWELL JAY D & JUDITH A TRS; MAXWELL FAMILY TRUST	PO BOX 18143	OKLAHOMA CITY	OK	73154	NICHOLS COUNTRY CLUB HEIGHTS	122	007	NICHOLS COUNTRY CLUB HEIGHTS 122 007	2824 LANCASTER LN OKLAHOMA CITY
R119902700	2623	CLIPSON JOANETTE MARIE	2828 LANCASTER LN	OKLAHOMA CITY	OK	73116- 4508	NICHOLS COUNTRY CLUB HEIGHTS	122	008	NICHOLS COUNTRY CLUB HEIGHTS 122 008	2828 LANCASTER LN OKLAHOMA CITY
R119902725	2623	NELSON BRENDA J	2832 LANCASTER LN	OKLAHOMA CITY	OK	73116- 4508	NICHOLS COUNTRY CLUB HEIGHTS	122	009	NICHOLS COUNTRY CLUB HEIGHTS 122 009	2832 LANCASTER LN OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM
DATE PREPARED: APRIL 22, 2026

R119902750	2623	THOMAS LENORA MAE TRS; THOMAS LENORA PROTECTION TRUST	19644 W TRIPLETT RD	CASHION	OK	73016- 9697	NICHOLS COUNTRY CLUB HEIGHTS	122	010	NICHOLS COUNTRY CLUB HEIGHTS 122 010	2836 LANCASTER LN OKLAHOMA CITY
R119902875	2623	HUNTLEIGH CO HOLDINGS LLC	3108 HUNTLEIGH DR	OKLAHOMA CITY	OK	73120	NICHOLS COUNTRY CLUB HEIGHTS	122	015	NICHOLS COUNTRY CLUB HEIGHTS 122 015	2841 CAMBRIDGE CT OKLAHOMA CITY
R119902900	2623	JOYCE GUNNER BROCK	2837 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116- 4505	NICHOLS COUNTRY CLUB HEIGHTS	122	016	NICHOLS COUNTRY CLUB HEIGHTS 122 016	2837 CAMBRIDGE CT OKLAHOMA CITY
R119902925	2623	OWENS LANORA R, SHIELDS GINNY E	1622 WESTMINSTER PL	NICHOLS HILLS	OK	73120- 1230	NICHOLS COUNTRY CLUB HEIGHTS	122	017	NICHOLS COUNTRY CLUB HEIGHTS 122 017	2833 CAMBRIDGE CT OKLAHOMA CITY
R119902950	2623	WU PEITING	2829 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116- 4505	NICHOLS COUNTRY CLUB HEIGHTS	122	018	NICHOLS COUNTRY CLUB HEIGHTS 122 018	2829 CAMBRIDGE CT OKLAHOMA CITY
R119902975	2623	SKILES BILLY B & STEPHANIE D, SHELDEN BENJAMIN C & RYLEE	2825 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116- 4505	NICHOLS COUNTRY CLUB HEIGHTS	122	019	NICHOLS COUNTRY CLUB HEIGHTS 122 019	2825 CAMBRIDGE CT OKLAHOMA CITY
R119903000	2623	LOOPER DONALD KYLE	624 GENEVA DR	EDMOND	OK	73025- 9725	NICHOLS COUNTRY CLUB HEIGHTS	122	020	NICHOLS COUNTRY CLUB HEIGHTS 122 020	2821 CAMBRIDGE CT OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM
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R119903325	2623	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NICHOLS COUNTRY CLUB HEIGHTS	123	000	NICHOLS COUNTRY CLUB HEIGHTS 123 000 LOT 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R119903350	2623	WS CARWASH OKC MAY 1 LLC	9237 E VIA DE VENTURA, Unit 110	SCOTTSDALE	AZ	85258	NICHOLS COUNTRY CLUB HEIGHTS	123	000	NICHOLS COUNTRY CLUB HEIGHTS 123 000 LOTS 9 THRU 13 EX W7FT LOT 13	6922 N MAY AVE OKLAHOMA CITY
R119903275	2623	BRADY TERRY W & TAMINA T	2820 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116- 4506	NICHOLS COUNTRY CLUB HEIGHTS	123	006	NICHOLS COUNTRY CLUB HEIGHTS 123 006	2820 CAMBRIDGE CT OKLAHOMA CITY
R119903300	2623	HANKINSON MATTHEW	3232 ELMWOOD AVE	OKLAHOMA CITY	OK	73116	NICHOLS COUNTRY CLUB HEIGHTS	123	007	NICHOLS COUNTRY CLUB HEIGHTS 123 007	2824 CAMBRIDGE CT OKLAHOMA CITY
R119932455	2623	WH OKC 6900 N MAY LLC	6502 SLIDE RD, Unit 200	LUBBOCK	TX	79424- 1311	TREADWELL GRAND VIEW 2ND	016	022	TREADWELL GRAND VIEW 2ND 016 022	6900 N MAY AVE, Unit 13 OKLAHOMA CITY
R112499500	2623	OKLA NATURAL GAS CO	PO BOX 21102	TULSA	OK	74121- 1102	UNPLTD PT SEC 06 12N 3W	000	000	UNPLTD PT SEC 06 12N 3W 000 000 PT OF SEC 6 12N 3W TR 12FT BY 17FT LYING IN NW/C OF S631FT OF GOV LT 6 OF SW4 PUB SERV	0 UNKNOWN OKLAHOMA CITY
R079902200	2624	CHAFI NAHID	15908 BRENTON HILLS AVE	EDMOND	OK	73013- 1017	NICHOLS COUNTRY CLUB HEIGHTS	121	000	NICHOLS COUNTRY CLUB HEIGHTS 121 000 LOTS 11 & 12	7220 N MAY AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM

DATE PREPARED: APRIL 22, 2026

R079902075	2624	COBLE FRANKLIN LEE, COBLE CAMDEN LEE	2824 CLERMONT PL	OKLAHOMA CITY	OK	73116- 4234	NICHOLS COUNTRY CLUB HEIGHTS	121	007	NICHOLS COUNTRY CLUB HEIGHTS 121 007	2824 CLERMONT PL OKLAHOMA CITY
R079902100	2624	MOORE DONALD W	2828 CLERMONT PL	OKLAHOMA CITY	OK	73116- 4234	NICHOLS COUNTRY CLUB HEIGHTS	121	008	NICHOLS COUNTRY CLUB HEIGHTS 121 008	2828 CLERMONT PL OKLAHOMA CITY
R079902125	2624	SMITH STEPHEN J & KELLY A TRS; SMITH STEPHEN J & KELLY A REV TRUST	3137 PINE RIDGE RD	OKLAHOMA CITY	OK	73120- 5931	NICHOLS COUNTRY CLUB HEIGHTS	121	009	NICHOLS COUNTRY CLUB HEIGHTS 121 009	2832 CLERMONT PL OKLAHOMA CITY
R079902150	2624	CHAFI NAHID	15908 BRENTON HILLS AVE	EDMOND	OK	73013- 1017	NICHOLS COUNTRY CLUB HEIGHTS	121	010	NICHOLS COUNTRY CLUB HEIGHTS 121 010	2836 CLERMONT PL OKLAHOMA CITY
R112471385	2801	FOSKIN RAYMOND TRS; FOSKIN RAYMOND AMD RESTATED REV TRUST	7233 N MAY AVE	OKLAHOMA CITY	OK	73116- 3243	LAKESIDE SUB	00C	000	LAKESIDE SUB 00C 000 LOTS 1 & 2	7225 N MAY AVE OKLAHOMA CITY
R112471405	2801	GREINER TAMARA	10205 BALD CYPRESS DR	OKLAHOMA CITY	OK	73120	LAKESIDE SUB	00C	003	LAKESIDE SUB 00C 003	2910 NW 72ND ST OKLAHOMA CITY
R112481005	2802	TABRIZ ORIENTAL RUGS INC C/O SAEID AHRABIZAD	7207 N MAY AVE	OKLAHOMA CITY	OK	73116- 3243	GRADY MUSGRAVE LAKESIDE	001	000	GRADY MUSGRAVE LAKESIDE 001 000 LOTS 1 & 2	7207 N MAY AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM

DATE PREPARED: APRIL 22, 2026

R112481025	2802	HEINZIG FAMILY TRUST	3108 NW GRAND BLVD	OKLAHOMA CITY	OK	73116	GRADY MUSGRAVE LAKESIDE	001	003	GRADY MUSGRAVE LAKESIDE 001 003	2909 NW 71ST ST OKLAHOMA CITY
R112481035	2802	EHRHARDT RHONDA	2913 NW 71ST ST	OKLAHOMA CITY	OK	73116-3216	GRADY MUSGRAVE LAKESIDE	001	004	GRADY MUSGRAVE LAKESIDE 001 004	2913 NW 71ST ST OKLAHOMA CITY
R112481215	2802	ELLIOTT ADAEZE HOLDINGS LLC	12335 N ROCKWELL AVE	OKLAHOMA CITY	OK	73142	GRADY MUSGRAVE LAKESIDE	003	000	GRADY MUSGRAVE LAKESIDE 003 000 LOTS 1 & 2	7105 N MAY AVE OKLAHOMA CITY
R112481640	2802	2905 NW 70TH LLC	18520 DIEGO PL	EDMOND	OK	73012-2010	GRADY MUSGRAVE LAKESIDE	003	000	GRADY MUSGRAVE LAKESIDE 003 000 LOTS 43 & 44 BLK 3 GRADY MUSGRAVE LAKESIDE	2905 NW 70TH ST, Unit A OKLAHOMA CITY
R112481235	2802	RASURE JAMES H	2908 NW 71ST ST	OKLAHOMA CITY	OK	73116-3217	GRADY MUSGRAVE LAKESIDE	003	003	GRADY MUSGRAVE LAKESIDE 003 003	2908 NW 71ST ST OKLAHOMA CITY
R112481245	2802	GUARDADO RAQUEL Y	2912 NW 71ST ST	OKLAHOMA CITY	OK	73116-3217	GRADY MUSGRAVE LAKESIDE	003	004	GRADY MUSGRAVE LAKESIDE 003 004	2912 NW 71ST ST OKLAHOMA CITY
R112481625	2802	MCCOY IDA LEE CO TRS & TRUST; ROSS BRIAN CO TRS; GREEN DEBORAH L	2913 NW 70TH ST	OKLAHOMA CITY	OK	73116-3212	GRADY MUSGRAVE LAKESIDE	003	042	GRADY MUSGRAVE LAKESIDE 003 042	2913 NW 70TH ST OKLAHOMA CITY
R112481645	2802	COLMECO PROPERTIES LLC	6517 N MAY AVE	OKLAHOMA CITY	OK	73116	GRADY MUSGRAVE LAKESIDE	003	045	GRADY MUSGRAVE LAKESIDE 003 045	7101 N MAY AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2985553-OK99

EFFECTIVE DATE: APRIL 14, 2026 AT 7:30 AM
DATE PREPARED: APRIL 22, 2026

R133642910	2802	PILCHERS LAKEWOOD LIMITED PARTNERSHIP	7329 NW 159TH TER, Unit Attn: Kevin McBride	EDMOND	OK	73013	UNPLTD PT SEC 01 12N 4W	000	000	UNPLTD PT SEC 01 12N 4W 000 000 PT SE4 SEC 1 12N 4W FORMERLY LOTS 1 THRU 4 & 36 THRU 39 BLK4 GRADY MUSGRAVE LAKESIDE ADD	7013 N MAY AVE OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Cambridge Ct. & N May Ave.

January 29, 2025

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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communication Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window [drive-thru speaker shall be prohibited]

8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living

2. Maximum Building Height:

The maximum building height shall be one (1) story.

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 in accordance with the base zoning district, except that the setback to the east shall be 22 feet.

6. Sight-Proof Screening:

Sight-proof 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 N May Ave., Cambridge Ct., and Lancaster Ln.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot

sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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 50 feet from all property lines adjacent to 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.

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

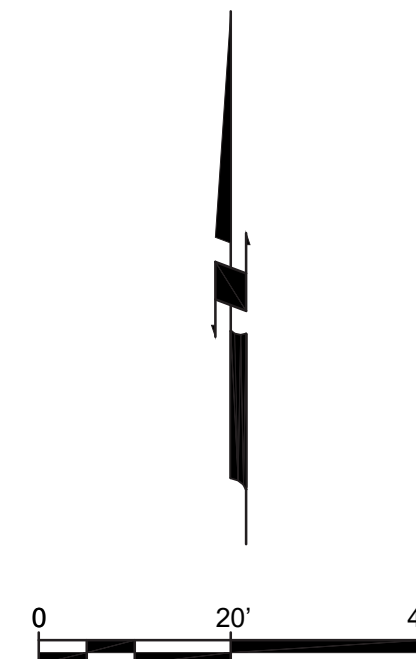
Exhibit B: Conceptual Site Plan

Exhibit A

Legal Descriptions

Exhibit A – Legal Description

Lots Eleven (11) thru Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.



SPUD-____
Cambridge St &
N May Ave

Option 1
Conceptual Site Plan
20 Parking Spaces

+/- 0.70 acres



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

ENGINEERS SURVEYORS PLANNERS

4/2/26

Conceptual site plan showing feasible option
permitted under proposed rezoning

CASENO	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE
SPUD-1816	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1816	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1816	2905 NW 70TH LLC	18520 DIEGO PL	EDMOND	OK	73012-2010
SPUD-1816	BRADY TERRY W & TAMINA T	2820 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116-4506
SPUD-1816	CHAFI NAHID	15908 BRENTON HILLS AVE	EDMOND	OK	73013-1017
SPUD-1816	CLIPSON JOANETTE MARIE	2828 LANCASTER LN	OKLAHOMA CITY	OK	73116-4508
SPUD-1816	COBLE FRANKLIN LEE, COBLE CAMDEN LEE	2824 CLERMONT PL	OKLAHOMA CITY	OK	73116-4234
SPUD-1816	COLMECO PROPERTIES LLC	6517 N MAY AVE	OKLAHOMA CITY	OK	73116
SPUD-1816	EHRHARDT RHONDA	2913 NW 71ST ST	OKLAHOMA CITY	OK	73116-3216
SPUD-1816	ELLIOTT ADAEZE HOLDINGS LLC	12335 N ROCKWELL AVE	OKLAHOMA CITY	OK	73142
SPUD-1816	ENDEAVOR HOLDINGS GROUP LLC	9908 HIDDEN HOLLOW LN	OKLAHOMA CITY	OK	73151-9112
SPUD-1816	FOSKIN RAYMOND TRS; FOSKIN RAYMOND AMD RESTATED REV TRUST	7233 N MAY AVE	OKLAHOMA CITY	OK	73116-3243
SPUD-1816	GJF CAPITAL LLC	8100 E 22ND ST N BLDG 1700 2	WICHITA	KS	67226
SPUD-1816	GREINER TAMARA	10205 BALD CYPRESS DR	OKLAHOMA CITY	OK	73120
SPUD-1816	GUARDADO RAQUEL Y	2912 NW 71ST ST	OKLAHOMA CITY	OK	73116-3217
SPUD-1816	HANKINSON MATTHEW	3232 ELMWOOD AVE	OKLAHOMA CITY	OK	73116
SPUD-1816	HEINZIG FAMILY TRUST	3108 NW GRAND BLVD	OKLAHOMA CITY	OK	73116
SPUD-1816	HUNTLEIGH CO HOLDINGS LLC	3108 HUNTLEIGH DR	OKLAHOMA CITY	OK	73120
SPUD-1816	JOYCE GUNNER BROCK	2837 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116-4505
SPUD-1816	LANCASTER PHIL G	1804 ELMHURST AVE	NICHOLS HILLS	OK	73120
SPUD-1816	LOOPER DONALD KYLE	624 GENEVA DR	EDMOND	OK	73025-9725
SPUD-1816	MAXWELL JAY D & JUDITH A TRS; MAXWELL FAMILY TRUST	PO BOX 18143	OKLAHOMA CITY	OK	73154
SPUD-1816	MCCOY IDA LEE CO TRS & TRUST; ROSS BRIAN CO TRS; GREEN DEBORAH L	2913 NW 70TH ST	OKLAHOMA CITY	OK	73116-3212
SPUD-1816	MOORE DONALD W	2828 CLERMONT PL	OKLAHOMA CITY	OK	73116-4234
SPUD-1816	NELSON BRENDA J	2832 LANCASTER LN	OKLAHOMA CITY	OK	73116-4508
SPUD-1816	OKLA NATURAL GAS CO	PO BOX 21102	TULSA	OK	74121-1102
SPUD-1816	OUART J DIANNE & CHARLES W	2829 LANCASTER LN	OKLAHOMA CITY	OK	73116-4507
SPUD-1816	OWENS LANORA R, SHIELDS GINNY E	1622 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1230
SPUD-1816	PILCHERS LAKEWOOD LIMITED PARTNERSHIP	7329 NW 159TH TER, Unit Attn: I	EDMOND	OK	73013

SPUD-1816	RASURE JAMES H	2908 NW 71ST ST	OKLAHOMA CITY	OK	73116-3217
SPUD-1816	SKILES BILLY B & STEPHANIE D, SHELDEN BENJAMIN C & RYLEE	2825 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116-4505
SPUD-1816	SMITH STEPHEN J & KELLY A TRS; SMITH STEPHEN J & KELLY A REV TRUST	3137 PINE RIDGE RD	OKLAHOMA CITY	OK	73120-5931
SPUD-1816	TABRIZ ORIENTAL RUGS INC C/O SAEID AHRABIZAD	7207 N MAY AVE	OKLAHOMA CITY	OK	73116-3243
SPUD-1816	THOMAS JOHN W & LIVIA V	2820 LANCASTER LN	OKLAHOMA CITY	OK	73116-4508
SPUD-1816	THOMAS LENORA MAE TRS; THOMAS LENORA PROTECTION TRUST	19644 W TRIPLETT RD	CASHION	OK	73016-9697
SPUD-1816	WH OKC 6900 N MAY LLC	6502 SLIDE RD, Unit 200	LUBBOCK	TX	79424-1311
SPUD-1816	WS CARWASH OKC MAY 1 LLC	9237 E VIA DE VENTURA, Unit 11	SCOTTSDALE	AZ	85258
SPUD-1816	WU PEITING	2829 CAMBRIDGE CT	OKLAHOMA CITY	OK	73116-4505
SPUD-1816	YATES SLOAN J, YATES GWENDOLYN	6809 E 108TH ST	TULSA	OK	74133
SPUD-1816	ZHANG CHENYI, SCHMIDT JOSEPH	2833 LANCASTER LN	OKLAHOMA CITY	OK	73116-4507

APPROVED

08-04-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1816

MASTER DESIGN STATEMENT FOR

Cambridge Ct. & N May Ave.

January 29, 2025

March 2, 2026

March 13, 2026

April 22, 2026

June 11, 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-1816 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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communication Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window [drive-thru speaker shall be 100 feet away from the east property line and located on the west side of any structure]
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted

8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General

2. Maximum Building Height:

The maximum building height shall be one (1) story.

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 in accordance with the base zoning district, except that the setback to the east shall be 22 feet.

6. Sight-Proof Screening:

Sight-proof 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. A 10-foot landscape buffer shall be provided along the east SPUD boundary within the east setback.

8. Signs:

Per code, except that a maximum of one (1) freestanding sign shall be permitted. Said freestanding sign shall be limited to a ground sign with a maximum height of 8 feet. EMD signs and off- premise signage shall not be permitted.

9. Access:

A maximum of one driveway is allowed on North May Ave., and a maximum of one driveway is allowed on Cambridge Street, provided driveway spacing complies with all applicable City ordinances and policies. Access from Lancaster Lane is not permitted.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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 50 feet from all property lines adjacent to residential zoning district or use. Dumpster enclosures shall not be located within the front setback along North May Avenue.

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.

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-1816 Exhibit A – Legal Description

Lots Eleven (11) thru Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.



SPUD-1816 Exhibit B

Conceptual Site Plan
22 Parking Spaces

+/- 0.70 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

PH: 405.235.4675 FAX: 405.235.4676

ENGINEERS SURVEYORS PLANNERS

6/9/26

Conceptual site plan showing feasible option
permitted under proposed rezoning

CASE NUMBER: SPUD-1816

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Endeavor Holdings Group, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1816 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 4, 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:

Lots Eleven (11) thru Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

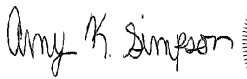
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 7th day of July 2026.

SEAL


Amy K. Simpson, City Clerk



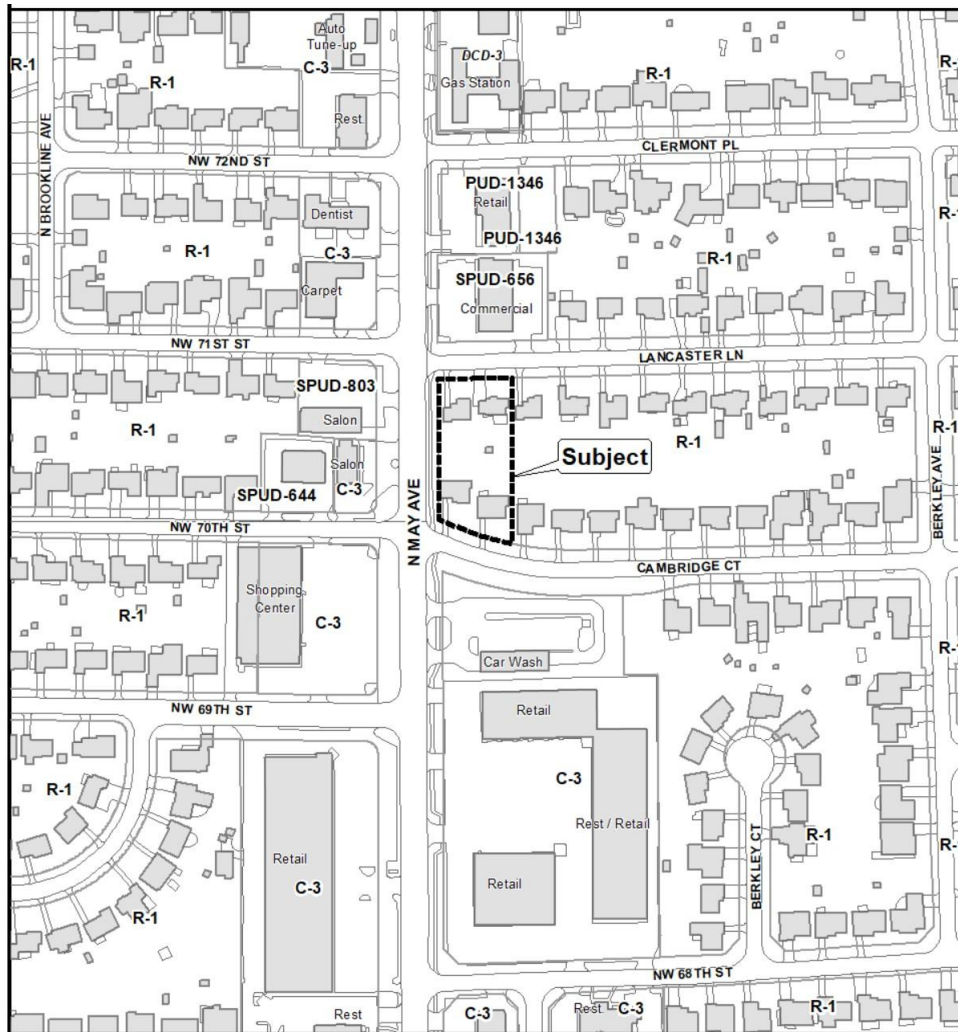
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1816

FROM: R-1 Single Family Residential District

TO: SPUD-1816 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 2844 Lancaster Lane



PROPOSED USE: The purpose of this application is to allow commercial use and development, specifically for mixed-use office, commercial, and retail.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

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

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1816

LOCATION: 2844 Lancaster Lane

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-1816 Simplified Planned Unit Development District from R-1 Single Family Residential District. A public hearing will be held by the City Council on August 4, 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:

LEGAL DESCRIPTION:

Lots Eleven (11) thru Fourteen (14), Block One Hundred Twenty-two (122), of NICHOLS COUNTRY CLUB HEIGHTS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow commercial use and development, specifically for mixed-use office, commercial, and retail.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

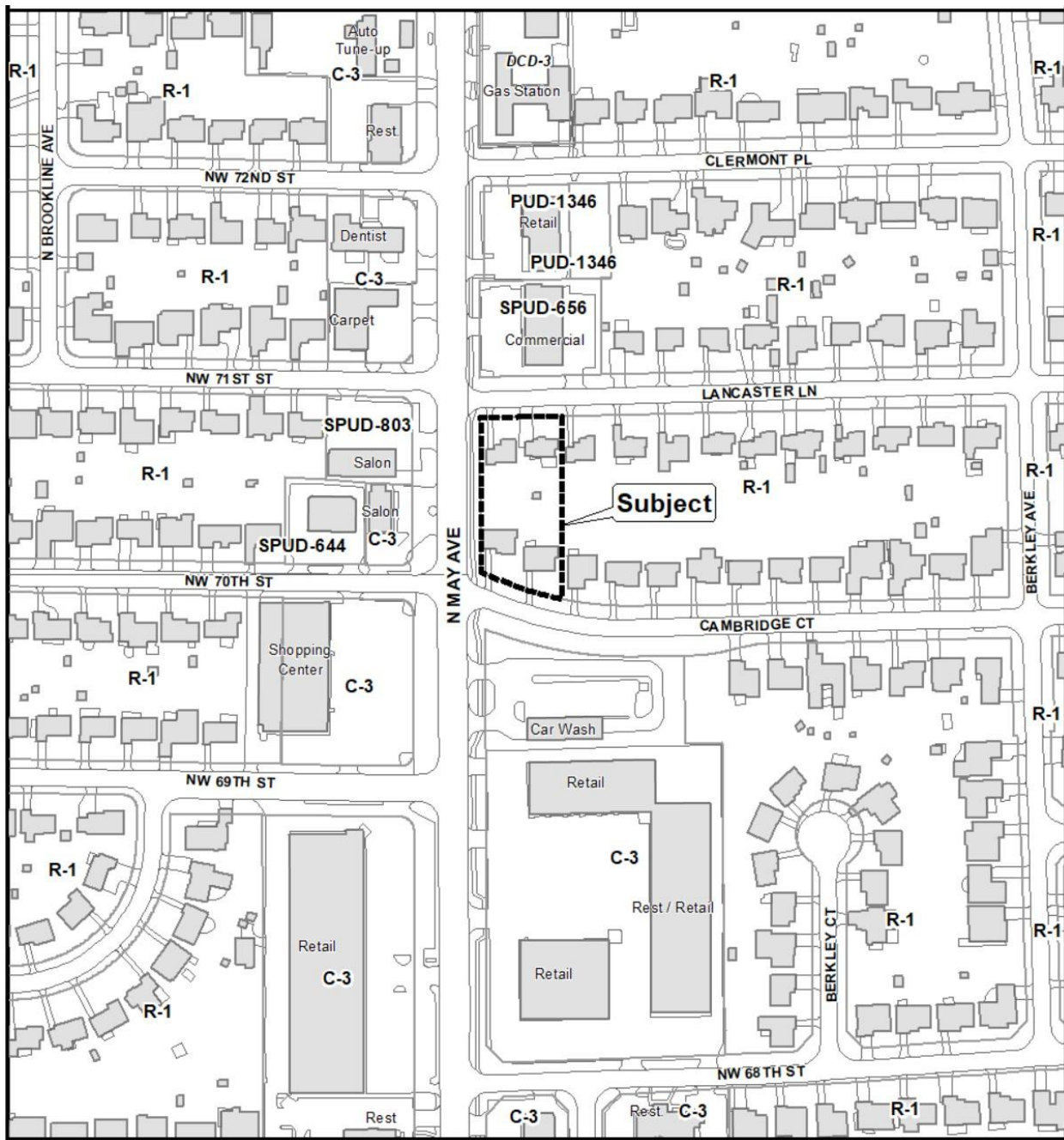
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 7th day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 11, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 2:49 p.m. on June 5, 2026)

10. (SPUD-1816) Application by Endeavor Holdings Group, LLC to rezone 2844 Lancaster Lane from R-1 Single-Family Residential District to SPUD-1816 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. Revise ~~Master Design Statement and/or~~ Exhibit B to address inconsistencies with access and dumpster location.
2. Remove Use Units 8300.8 *Animal Sales and Services: Grooming* and 8300.11 *Animal Sales and Services: Kennel and Veterinary, Restricted.*
3. Add to call box requirements that drive-thru speakers shall be located on the west side of any structure.
4. Off-Premise signs shall not be permitted.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 11, 2026

Item No. IV. 10.

(SPUD-1816) Application by Endeavor Holdings Group, LLC to rezone 2844 Lancaster Lane from R-1 Single-Family Residential District to SPUD-1816 Simplified Planned Unit Development District. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-1411

2. Case History

This application was recommended for approval by the Planning Commission on March 12, 2026. Subsequent to City Council consideration, the applicant obtained additional land. This application has been revised to include the additional area.

3. Reason for Request

The purpose of this application is to allow commercial use and development, specifically for mixed-use office, commercial, and retail.

B. EXISTING CONDITIONS

1. Size of Site: 0.5 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	R-1	SPUD-656	R-1	C-3	C-3 / SPUD-803
Land Use	Residential	Commercial	Residential	Car Wash	Salon

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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communication Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window [drive-thru speaker shall be 100 feet away from the east property line]
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General

2. **Maximum Building Height:**

The maximum building height shall be one (1) story.

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 in accordance with the base zoning district, except that the setback to the east shall be 22 feet.

6. Sight-Proof Screening:

Sight-proof 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. A 10-foot landscape buffer shall be provided along the east SPUD boundary within the east setback.

8. Signs:

Per code, except that a maximum of one (1) freestanding sign shall be permitted. Said freestanding sign shall be limited to a ground sign with a maximum height of 8 feet. EMD signs shall not be permitted.

9. Access:

A maximum of one driveway is allowed on North May Ave., and a maximum of one driveway is allowed on Cambridge Street, provided driveway spacing complies with all applicable City ordinances and policies. Access from Lancaster Lane is not permitted.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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 50 feet from all property lines adjacent to residential zoning district or use. Dumpster enclosures shall not be located within the front setback along North May Avenue.

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.

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:

Access for commercial purposes to be from N May Ave only. Driveways on Lancaster Lane and Cambridge Court will not meet minimum driveway spacing.

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 9.8 to include: May Avenue is classified as a Major Arterial Street in the City's Functional Classification Plan, which requires a minimum spacing of 100 feet between a driveway on a local street and its intersection with a major arterial street.
- 11) Modify Section I.9, Access: Driveway spacing must comply with all applicable City ordinances and policies for major arterial streets.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 6-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.
9. Plat may be revised after review and approval of utility plans.

c. Wastewater Availability:

1. An existing 15-inch wastewater main(s) is located adjacent to the subject site(s).
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.

7. Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on, or adjacent to, the site.

Location:

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

The subject site is located along the east side of North May Avenue, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The proposed SPUD regulations could provide for a FAR within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located along the east side of North May Avenue, a Major Arterial Street in the Urban Low Intensity LUTA. The site is currently developed with four single-family residences, each with one driveway along their respective frontage. The SPUD proposes utilizing North May Avenue and Cambridge Court, and prohibits access to Lancaster, as previously recommended by Planning Commission. However, the conceptual plan for the development illustrates one access point each along North May Avenue, Lancaster Lane, and Cambridge Court.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

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

Sidewalks are currently available along North May Avenue. The SPUD regulations require five-foot sidewalks along North May Avenue and four-foot sidewalks on internal streets.

- 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 uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is proposed to allow commercial use and development, specifically for mixed-use office, commercial, and retail. The SPUD regulations maintain the base C-3 District setbacks, except that the east setback shall be 22 feet. The base C-3 District would typically require a 15-foot setback on the east where abutting the R-1 District. It is assumed the front setback for this development would be May Ave, and 25 feet. The SPUD maintains the base C-3 District regulations for maximum number of buildings and building size. The maximum building height allowed by the SPUD is one story.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the east side of North May Avenue, a Major Arterial Street in the Urban Low Intensity LUTA. No new compatibility issues related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. Potential operational impacts are identified on the east side of the subject site where abutting residential uses. The SPUD offers some mitigation by increasing*

the base C-3 District setback on the east from 15 feet to 22 feet, maintaining the C-3 District requirements for landscaping and screening, and requiring dumpsters to be located within a screened area and placed no closer than 50 feet from all property lines adjacent to residential uses. The SPUD requests call boxes at least 100 feet from the east boundary.

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 along the east side of North May Avenue, a Major Arterial Street, between Lancaster Lane and Cambridge Court, both Neighborhood Streets. The nearest transit (bus) service is located south of the site, along NW 63rd Street. According to Streetlight data, last collected in 2022, North May Avenue had 19,300 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

7) Other Considerations: Retail Node and Corridors (Reaffirm)

Retail nodes and corridors seek to develop a robust retail sector to generate sales tax levels and growth to fund quality services for the City and to meet needs for goods and services to enhance the quality of surrounding neighborhoods. Corridors targeted for revitalization need help strengthening retail uses through filling vacant space, landscape and beautification efforts, façade programs, business coordination and the introduction of new complementary land uses.

The site is part of a larger area identified in plan **okc** as a Retail Priority Area under the “Reaffirm” Framework. The retail area includes the North May Avenue, NW 63rd Street, and NW Expressway corridors from NW 34th Street to West Britton Road. Applicable policies under this framework include:

- Facilitate expansion opportunities for new retail.
- Integrate complementary uses such as office and multifamily housing.
- Maintain community scale retail in nodes rather than allowing linear expansion.
- Upgrade streetscapes for visual coherency and place quality.
- Undertake landscaping and beautification efforts to enhance the customer experience.

b. Plan Conformance Considerations

The subject site is located along the east side of North May Avenue between Lancaster Lane and Cambridge Court. The site, along with land to the east, is developed with single-family residences and zoned R-1. The subject site is developed with two homes facing each street. North of the site, across Lancaster Lane, is a retail strip center zoned as part of SPUD-656. Across Cambridge Court, to the south, is a car wash facility zoned

C-3. West of the site, across North May Avenue, are retail and personal service uses zoned SPUD-803 and C-3.

The SPUD is proposed to allow commercial use and development, specifically for mixed-use office, commercial, and retail. The SPUD regulations maintain the base C-3 District setbacks, except that the east setback is increased to 22 feet (compared to 15 feet). The maximum building height allowed by the SPUD is one story.

The proposed commercial uses are consistent with the character and extent of commercial uses along May Avenue, and the comprehensive plan designation as a retail corridor. However, potential operational impacts are identified on the east side of the subject site where abutting residential uses.

This SPUD was previously recommended for approval by the Planning Commission subject to the following amended Technical Evaluations (TEs):

1. A 10-foot landscape buffer shall be provided along the east SPUD boundary within the east setback.
2. A maximum of one driveway is allowed on North May Avenue, and a maximum of one driveway is allowed on Cambridge Street, provided driveway spacing complies with all applicable City ordinances and policies. Access from Lancaster Lane is not permitted.
3. Add to the Dumpsters Section that dumpster enclosures shall not be located within the front setback along North May Avenue.
4. Outdoor speaker boxes shall be prohibited.
5. Signs shall be per Code, except that a maximum of one (1) freestanding sign shall be permitted. Said freestanding sign shall be limited to a ground sign with a maximum height of 8 feet. EMD signs shall not be permitted.

The revised SPUD includes a new conceptual plan, with the building moved closer to May Ave, and an apparent drive-thru call box on the west side of the building. The Master Design Statement includes all previous TEs, as amended by Planning Commission, except that instead of prohibiting outdoor speakers, the SPUD imposes a 100-foot setback from the east SPUD boundary. However, the new conceptual plan will not comply with TE 2 as access is shown from Lancaster Lane, and the new dumpster location may not comply with TE 3 if it is located within the N May Ave setbacks. Dumpsters are typically required to be placed behind the front wall of a building. If the proposed dumpster location shown on the new conceptual plan is desired, the Master Design Statement should be specific about placement and landscaping requirements.

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. Revise Master Design Statement and/or Exhibit B to address inconsistencies with access and dumpster location.

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.

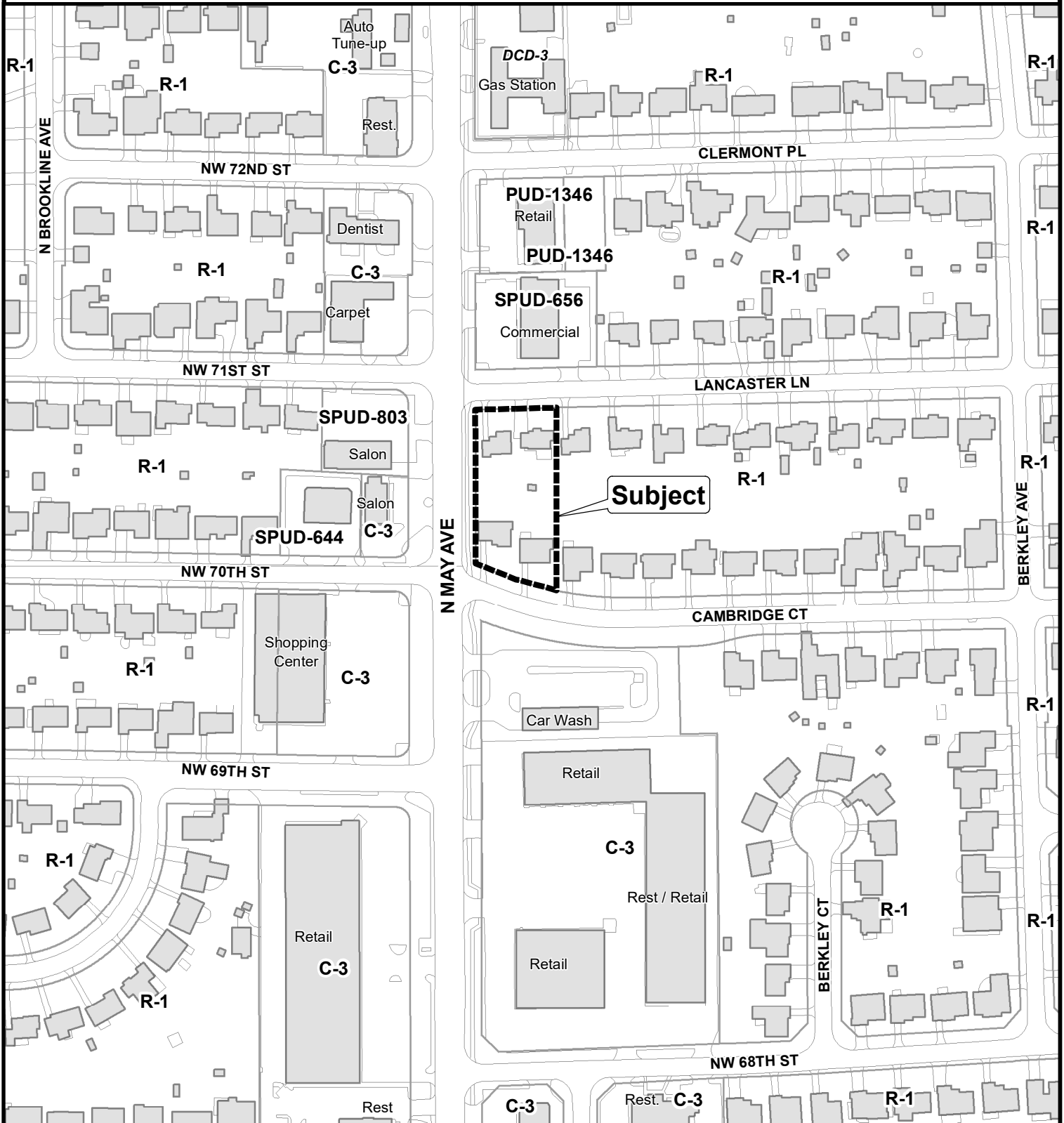
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Case No: SPUD-1816

Applicant: Endeavor Holdings Group, LLC

Existing Zoning: R-1

Location: 2844 Lancaster Ln.

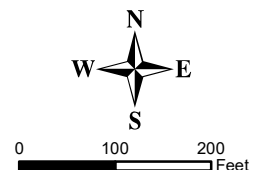


Note: "Subject" is located approximately 2,177' North of NW 63rd St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





SPUD-1816
Cambridge St &
N May Ave

Option 1
 Conceptual Site Plan
 20 Parking Spaces

+/- 0.70 acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104

PHOTOGRAPHY PLANNING

4/2/20

Conceptual site plan showing feasible option
 permitted under proposed rezoning

Case No: SPUD-1816

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Aerial Photo from 3/2025

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Simplified Planned Unit Development

