

ORDINANCE NO. 28,120

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

EMERGENCY ORDINANCE

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

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

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot One (1) Block One (1) as shown on the recorded plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 89°27'13" West, along and with the North line of said NE/4, a distance of 511.50 feet to the Northeast (NE) Corner of the cemetery tract as shown on said plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1 being the Point of Beginning; THENCE South 00°13'06" East, along and with the East line of said cemetery tract extended, a distance of 425.00 feet; THENCE South 89°27'13" West, departing said extended East line, a distance of 498.59 feet to the East line of a tract of land recorded in Book 10,461, Page 1,366 (3NINES Tract); THENCE North 32°59'18" East, along and with the East line of said 3NINES Tract, a distance of 26.86 feet to the Northeast (NE) Corner of said 3NINES Tract, said corner also being the Southeast (SE) Corner of a tract of land recorded in Book 15,389, Page 837 (Seaglass Tract); THENCE along and with the East line of said Seaglass Tract the following three (3) calls: 1. North 00°13'06" West, a distance of 138.63 feet; 2. North 89°27'13" East, a distance of 153.88 feet; 3. North 00°13'06" West, a distance of 88.09 feet to the Southwest (SW) Corner of a tract of land recorded in Book 10,695, Page 1,990 (Peaceful Acres Tract); THENCE North 89°29'13" East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast (SE) Corner of said Peaceful Acres Tract; THENCE North 00°30'50" West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); THENCE North 89°27'13" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet to the POINT OF BEGINNING.

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

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 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.

Wendee Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. H
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-1831), rezoning 3000 NW 150th Street from SPUD-848 Simplified Planned Unit Development and PUD-302 Planned Unit Development Districts to SPUD-1831 Simplified Planned Unit Development District. Ward 8.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
Haines Quail Development, LLC

Purpose:

The purpose of this application is to allow commercial uses, specifically personal storage.

Background:

On May 28, 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. Strike use (8200.2) *Dwelling Units and Mixed Uses*.
2. Revise Section Access to include: ~~Any drives into this SPUD shall comply with the spacing requirements in the City of Oklahoma City Functional Classification Plan.~~ Access to NW 150th St. shall be provided at the current opening width to meet City standards.
3. Add clarification to use 8300.60 Personal Storage "Units may exceed 800 square feet."
4. Unless used for access as allowed by this SPUD, the existing approximately 17-footwide curb cut and drive to NW 150th Street within this SPUD north boundary, shall be removed, curbed and landscaped at the time of development.
5. Delete the following use unit classification: 8300.5 Alcoholic Beverage Retail Sales; 8300.41 Food and Beverage Retail Sales; 8300.42 Funeral and Interment Services: Cremating; 8300.43 Funeral and Interment Services: Interring; 8300.44 Funeral and Interment Services: Undertaking; and 8300.55 Participant Recreation and Entertainment: Indoor.

6. Use Unit 8300.32 Convenience Sales and Personal Services shall be limited to the north 215 feet of frontage along NW 150th Street.
7. Use Unit 8350.8 Industrial, Light is limited to garage condo development.
8. All residential and marijuana uses shall be prohibited.
9. No outdoor storage shall be permitted within any setback.
10. Move architectural metal to the 30% allowance.
11. Trees on 25-foot centers shall be required along the south boundary of the SPUD.
12. A 6-foot to 8-foot masonry wall shall be required to connect the garage condo buildings to the south, as illustrated in Exhibit C.

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

NW 150th St. & N May Ave.

Project Name

3000 NW 150th St

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

Commercial Development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1831
File Date: 3-20-26
Ward No.: 8
Nbhd. Assoc.: ----
School District: Edmond
Extg Zoning: R-1, SPUD-848
Overlay:

3.1 Acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing **all** property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2140.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box
Signature of Applicant

Box Law Group, PLLC on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

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

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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



When recorded, mail to:
Haines Quail Development, LLC
Attn: John T. Phillips, Manager
6400 North Western Avenue
Oklahoma City, Oklahoma 73116

Chicago Title Oklahoma
210 Park Ave, Ste 210
Oklahoma Tower
Oklahoma City, OK 73102
File #: 710702460983

SPECIAL WARRANTY DEED

THE STATE OF OKLAHOMA §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF OKLAHOMA §

CALIBER INVESTMENT GROUP LLC, a Delaware limited liability company, which has a mailing address of 14301 Caliber Drive, Suite 200, Oklahoma City, Oklahoma 73134 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and such other good and valuable consideration paid by **HAINES QUAIL DEVELOPMENT, LLC**, a Texas limited liability company, ("**Grantee**"), with a mailing address of 6400 North Western Avenue, Oklahoma City, Oklahoma 73116, the receipt and sufficiency of which consideration are hereby acknowledged by Grantor and Grantee, has GRANTED, BARGAINED, SOLD, ALIENED, REMISED, RELEASED, CONFIRMED and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONFIRM and CONVEY unto Grantee, its successors and assigns, in fee simple all of that certain real property located in the City of Oklahoma City, Oklahoma County, State of Oklahoma, as more particularly described in **Exhibit "A"** which is attached hereto and by this reference made an integral part hereof for all purposes (the "**Land**"), together with any improvements thereon and any and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, including, without limitation, any of the right, title and interest of Grantor in and to any and all adjacent streets, roads, alleys, or rights-of-way (said Land, together with any such improvements and such rights, interests, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "**Property**"), specifically excepting, excluding and reserving from the Property all oil, gas, and other mineral rights and other interests that are not currently outstanding in other parties with respect to the Land, i.e., the Mineral Reservation, which are being retained by Grantor.

This Special Warranty Deed is made and accepted expressly subject to those exceptions (the "**Permitted Exceptions**") on **Exhibit "B"** which is attached hereto and by this reference made an integral part hereof for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

Grantee, by its acceptance of this Special Warranty Deed, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for the

calendar year 2025 and subsequent years there having been a proper proration of ad valorem taxes for the calendar year 2025 between Grantor and Grantee.

The Affidavit provided by Grantee in connection with 60 O.S. § 121 is attached as **Exhibit "C"**.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 3rd day of February, 2025.

GRANTOR:

CALIBER INVESTMENT GROUP LLC
a Delaware limited liability company

By: 

Name: Matthew Austin

Title: President

Date: January 31, 2025

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

§
§ ss:
§

Before me, the undersigned notary public, on this 31st day of January, 2025, personally appeared Matthew Austin, to me known to be the identical person who executed the name of the maker thereof to the within and foregoing instrument, as President of **CALIBER INVESTMENT GROUP LLC**, a Delaware limited liability company, and acknowledged to me that he executed the same as the free and voluntary act and deed of and on behalf of said limited liability company for the uses and purposes therein set forth.

[Seal]

My Commission Expires: 10/24/28


NOTARY PUBLIC, STATE OF OKLAHOMA

Notary's Commission No.: 24013367

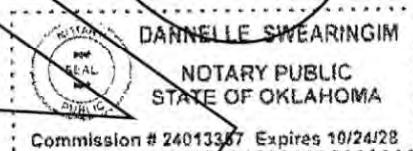


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

TRACT 1(A):

A portion of Lot One (1), in Block One (1), of QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4), thence South 00°13'06" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 425.00 feet; thence South 89°27'13" West, departing said East line, a distance of 50.00 feet to a point on the East line of said Lot One (1), said point being the Southeast corner of a tract of land recorded in Book 12353, Page 414 (15035 N May Tract), said point being the point of beginning; thence South 00°13'06" East, along and with the East line of said Lot One (1), a distance of 61.31 feet to the Northeast corner of a tract of land recorded in Book 12980, Page 623 (Kardesler Tract A); thence along and with the North line of said Kardesler Tract A the following 4 calls:

1. North 90°00'00" West (North 89°59'58" West record), a distance of 32.36 feet;
2. North 83°40'25" West (North 83°40'23" West record), a distance of 39.24 feet;
3. North 90°00'00" West (North 89°59'58" West record), a distance of 83.87 feet;
4. South 00°00'00" West (South 00°00'02" West record), a distance of 46.65 feet to a point on the North line of a tract of land recorded in Book 12980, Page 632 (Kardesler Tract B);

thence North 90°00'00" West, along and with the North line of said Kardesler Tract B, a distance of 7.86 feet to a corner of said Kardesler Tract A; thence along and with the North and West lines of said Kardesler Tract A the following 3 calls:

1. North 89°59'04" West (North 89°59'22" West record), a distance of 146.38 feet (146.42 feet record);
2. South 00°00'00" East (South 00°00' 18" East record), a distance of 210.00 feet;
3. South 89°59'04" East (South 89°59'22" East record), a distance of 20.00 feet to a point on the West line of said Kardesler Tract B;

thence along and with the North and West lines of said Kardesler Tract B the following 3 calls:

1. South 00°00'00" East, a distance of 85.36 feet;
2. North 90°00'00" East, a distance of 20.00 feet;

3. South $00^{\circ}00'00''$ East, a distance of 73.77 feet to the Southwest corner of said Kardesler Tract B, said point lying on the South line of said Lot One (1);

thence along and with the South line of said Lot One (1) the following 2 calls:

1. South $89^{\circ}36'10''$ West, a distance of 138.22 feet;
2. on a curve to the right having a radius of 870.00 feet, a chord bearing of North $77^{\circ}22'35''$ West, a chord length of 392.03 feet and an arc length of 395.42 feet;

thence North $00^{\circ}13'06''$ West, departing said South line, a distance of 629.57 feet to the Southwest corner of a tract of land recorded in Book 10695, Page 1990 (Peaceful Acres Tract); thence North $89^{\circ}29'13''$ East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast corner of said Peaceful Acres Tract; thence North $00^{\circ}30'50''$ West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); thence North $89^{\circ}27'13''$ East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet; thence South $00^{\circ}13'06''$ East, departing said North line, a distance of 50.00 feet to a corner on the North line of said Lot One (1); thence North $89^{\circ}27'13''$ East, along and with the North line of said Lot One (1), a distance of 191.50 feet to the Northwest corner of said 15035 N May Tract; thence South $00^{\circ}13'06''$ East, along and with the West line of said 15035 N May Tract, a distance of 375.00 feet to the Southwest corner of said 15035 N May Tract; thence North $89^{\circ}27'13''$ East, along and with the South line of said 15035 N May Tract, a distance of 270.00 feet to the point of beginning.

AND

TRACT 1(B):

A portion of Lot One (1), in Block One (1), of QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South $89^{\circ}27'13''$ West, along and with the North line of said Northeast Quarter (NE/4), a distance of 841.50 feet; thence South $00^{\circ}13'06''$ East, departing said North line, a distance of 264.00 feet to a corner on the East line of a tract of land recorded in Book 13946, Page 299 (Norev Tract), said corner being the point of beginning; thence continuing South $00^{\circ}13'06''$ East, a distance of 541.48 feet to a point on the South line of said Lot One (1); thence along and with the South line of said Lot One (1) the following 3 calls:

1. on a non-tangent curve to the right having a radius of 870.00 feet, a chord bearing of North $58^{\circ}39'30''$ West, a chord length of 172.73 feet and an arc length of 173.02 feet;
2. North $52^{\circ}57'40''$ West, a distance of 121.45 feet;

3. on a curve to the left having a radius of 780.00 feet, a chord bearing of North $54^{\circ}59'11''$ West, a chord length of 55.13 feet and an arc length of 55.14 feet to the Southeast corner of a tract of land recorded in Book 10461, Page 1366 (3Nines Tract);

thence North $32^{\circ}59'18.14''$ East, along and with the East line of said 3Nines Tract, a distance of 246.51 feet to the Northeast corner of said 3Nines Tract, said corner also being the Southeast corner of said Norev Tract; thence along and with the East line of said Norev Tract the following 2 calls:

1. North $00^{\circ}13'06''$ West, a distance of 138.63 feet
2. North $89^{\circ}27'13''$ East, a distance of 153.88 feet to the point of beginning.

LESS AND EXCEPT 1:

A portion of Lot One (1), in Block One (1), of QUAIL SPRINGS OFFICE PARK NORTH, SECTION 1, an Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Commencing at the most Northerly Northeast corner of said Lot One (1), also being a point on the South right-of-way line of Northwest 150th Street; thence South $89^{\circ}27'13''$ West, along the North line of said Lot One (1), and said South right-of-way line, a distance of 245.00 feet to the point of beginning; thence South $00^{\circ}13'06''$ East, parallel with the East line of said Lot One (1), a distance of 375.00 feet; thence South $89^{\circ}27'13''$ West, parallel with said North line, a distance of 166.65 feet; thence North $00^{\circ}13'06''$ West, parallel with said East line, a distance of 375.00 feet to a point on said North line, also being a point on said South right-of-way line; thence North $89^{\circ}27'13''$ East, along said North line and South right-of-way line, a distance of 166.65 feet to the point of beginning.

AND LESS AND EXCEPT 2:

Part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South $89^{\circ}29'10''$ West along the North line of said Northeast Quarter (NE/4) 511.50 feet to the point of beginning; thence South $0^{\circ}13'06''$ East 297.00 feet; thence South $89^{\circ}29'10''$ West 330.00 feet; thence North $0^{\circ}13'06''$ West 121.00 feet; thence North $89^{\circ}29'13''$ East 160.91 feet; thence North $0^{\circ}30'50''$ West 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); thence North $89^{\circ}29'10''$ East along said North line 170.00 feet to the point of beginning.

TRACT 2:

A strip, piece or parcel of land lying in the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, more specifically described as follows: Commencing at the Northeast corner of said Section Twelve (12); thence South $89^{\circ}27'13''$ West along the North line of said Section Twelve (12) a distance of 2,359.99 feet; thence South $00^{\circ}32'47''$ East and perpendicular to said North line a distance of 50.00 feet to a point on the present South right-of-way line for N.W. 150th Street, said point also being the point of

beginning; thence North $89^{\circ}27'13''$ East along said present right-of-way line a distance of 509.10 feet to the Northwest corner of a sight triangle; thence South $45^{\circ}32'47.00''$ East a distance of 35.36 feet to a point on the present West right-of-way line for Hertz Quail Springs Parkway; thence South $00^{\circ}32'47.00''$ East along said present right-of-way line a distance of 74.99 feet; thence along a curve to the right having a radius of 1,694.37 feet and an arc length of 389.06 feet (said curve having a chord bearing of South $06^{\circ}01'54.25''$ West and a chord length of 388.21 feet); thence South $12^{\circ}36'36.00''$ West a distance of 104.02 feet; thence along a curve to the left having a radius of 1,740.00 feet and an arc length of 368.58 feet (said curve having a chord bearing of South $06^{\circ}32'29.65''$ West and a chord length of 367.89 feet); thence South $89^{\circ}27'13.00''$ West a distance of 738.24 feet to a point on the West line of said Northeast Quarter (NE/4); thence North $00^{\circ}20'07.00''$ West along said West line a distance of 721.82 feet; thence South $70^{\circ}46'24.00''$ East a distance of 333.43 feet; thence North $00^{\circ}20'07.00''$ West a distance of 343.00 feet to the point of beginning.

TRACT 3:

Part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South $89^{\circ}29'10''$ West along the North line of said Northeast Quarter (NE/4) 511.50 feet to the point of beginning; thence South $0^{\circ}13'06''$ East 297.00 feet; thence South $89^{\circ}29'10''$ West 330.00 feet; thence North $0^{\circ}13'06''$ West 121.00 feet; thence North $89^{\circ}29'13''$ East 160.91 feet; thence North $0^{\circ}30'50''$ West 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); thence North $89^{\circ}29'10''$ East along said North line 170.00 feet to the point of beginning.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

Listed below are the Permitted Exceptions to the warranty of title being granted by Grantor to Grantee in the above and foregoing Special Warranty Deed.

1. Ad Valorem taxes for 2025, and subsequent years, amounts of which are not ascertainable, due or payable.
2. All interest in and to all oil, gas, coal, metallic ores and other minerals in and under and that may be produced from insured premises, and all rights, interests and estates of whatsoever nature incident to or growing out of said outstanding minerals.
3. Statutory Roadway Easement in favor of the State of Oklahoma across the NORTH 33 feet of subject property (Tract 3).
4. Easement in favor of the City of Oklahoma City recorded in Book 3929, Page 122 (Tract 2).
5. Easements as set forth in General Warranty Deed recorded in Book 5688, Page 1725 (Tract 2).
6. Easement in favor of the City of Oklahoma City recorded in Book 5851, Page 690 (Tract 2).
7. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 7777, Page 446 (Tract 2).
8. All matters affecting subject property as shown on the Plat of HERTZ QUAIL SPRINGS PARKWAY, recorded in Book 54 of Plats, Page 78 (Tract 2).
9. All matters affecting subject property as shown on the Plat of QUAIL SPRINGS OFFICE PARK NORTH, recorded in Book 61 of Plats, Page 78 (Tract 1A, 1B & 3).
10. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title, created by the (Oklahoma) Real Estate Development Act, or set forth: in the Declaration recorded in Book 5688, Page 1735; Amendment recorded in Book 7299, Page 1230 and Book 12383, Page 1946 and Book 12383, Page 1953; in the related by-laws; and in any other allied instruments referred to in any of the instruments aforesaid (Tracts 1B & 2).
11. Restrictive Covenants, Conditions and Easements Agreement Affecting Land by and between 15035 N May LLC, and Caliber Investment Group LLC, recorded in Book 12353, Page 390 (Tract 1A).

12. Amended and Restated Corrected Restrictive Covenants, Conditions and Easement Agreements Affecting Land by and between Caliber Investment Group LLC, Caliber 149th Retail LLC, Kardesler 2, LLC and Kardesler 149, LLC, recorded in Book 12980, Page 640 (Tracts 1A and 1B).

13. Easement in favor of the City of Oklahoma City recorded in Book 10752, Page 155 (Tract 1B).

14. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 12441, Page 1652 (Tract 1A).

15. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 12468, Page 239 (Tract 1A).

16. Restrictive Covenants, Conditions and Easements Agreement Affecting Land by and between Caliber Investment Group LLC, and Retail Buildings, Inc., recorded in Book 14887, Page 939 (Tract 1A, 1B & 3).

17. Easement in favor of the City of Oklahoma City recorded in Book 15049, Page 1566 (Tract 1A).

18. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 15637, Page 606 (Tract 2).

19. The following matters shown on survey dated January 14, 2025 by Matthew Johnson, Licensed Professional Land Surveyor No. 1807, for Johnson & Associates, Project No. 6006:

- i. Sanitary sewer and sanitary manholes on east and south of Tract 1(A) without the benefit of an easement.
- ii. Utility box on northeast of Tract 1(A) without the benefit of an easement.
- iii. Pull boxes on northeast of Tract 1(A) without the benefit of an easement.
- iv. Utility box on southwest of Tract 1(B) without the benefit of an easement.
- v. Dobson vault and Dobson fiber optic sign on east of Tract 2 without the benefit of an easement.
- vi. Cox vaults on east of Tract 2 without the benefit of an easement.
- vii. AT&T utility box on east of Tract 2 without the benefit of an easement.

20. Declaration of Covenants, Conditions and Restrictions Affecting Land, between Seller and 150 May Holdings, LLC, filed January 18, 2024, in Book 15654, Page 1741. (Tract 2).

EXHIBIT "C"
TO
SPECIAL WARRANTY DEED

Form of
Affidavit of Land or Mineral Ownership: Business or Trust
Executed by
Haines Quail Development, LLC

[Attached Hereto]

EXHIBIT "C"
TO
SPECIAL WARRANTY DEED

AFFIDAVIT OF LAND OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
) ss.
 COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned, John T. Phillips (the "Affiant"), who, having been first duly sworn, depose and state as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a Manager of Haines Quail Development, LLC, a Texas limited liability company (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.

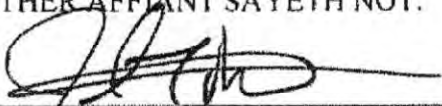
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation

of section 121 or any other state or federal law.

5. The Entity's 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 us 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.


John T. Phillips, AFFIANT, individually,
and as authorized agent of the Entity

January 30, 2025
Date

The foregoing instrument was acknowledged before me this 30th day of January, 2025, by John T. Phillips, as Manager of Haines Quail Development, LLC, a Texas limited liability company.

(Seal)



Teressa E. Killmer
Notary Public
My Commission Expires: Dec 4, 2025
Commission # 01018918

Exhibit A
LEGAL DESCRIPTION

Quail Springs Office Park
3.1 Acre Tract

February 3, 2026

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot One (1) Block One (1) as shown on the recorded plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°27'13" West, along and with the North line of said NE/4, a distance of 511.50 feet to the Northeast (NE) Corner of the cemetery tract as shown on said plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1;

THENCE South 00°13'06" East, along and with the East line of said cemetery tract extended, a distance of 425.00 feet;

THENCE South 89°27'13" West, departing said extended East line, a distance of 498.59 feet to the East line of a tract of land recorded in Book 10461, Page 1366 (3NINES Tract);

THENCE North 32°59'18" East, along and with the East line of said 3NINES Tract, a distance of 26.86 feet to the Northeast (NE) Corner of said 3NINES Tract, said corner also being the Southeast (SE) Corner of a tract of land recorded in Book 15389, Page 837 (Seaglass Tract);

THENCE along and with the East line of said Seaglass Tract the following three (3) calls:

1. North 00°13'06" West, a distance of 138.63 feet;
2. North 89°27'13" East, a distance of 153.88 feet;
3. North 00°13'06" West, a distance of 88.09 feet to the Southwest (SW) Corner of a tract of land recorded in Book 10695, Page 1990 (Peaceful Acres Tract);

THENCE North 89°29'13" East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast (SE) Corner of said Peaceful Acres Tract;

THENCE North 00°30'50" West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4);

THENCE North 89°27'13" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet to the POINT OF BEGINNING.

Containing 136,956 square feet or 3.1441 acres, more or less.

Basis of Bearing: The bearings as shown on the recorded plat QUAIL SPRINGS OFFICE
PARK NORTH SECTION 1

LETTER OF AUTHORIZATION

I, Haines Quail Development, LLC or,
Property Owner of Record
John T. Phillips authorize,
Agent of the Property Owner of Record and Title
Box Law Group, PLLC.
Designated Representative

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

By: 
Signature

JOHN T. PHILLIPS
Type/Print Name

Title: CHIEF FINANCIAL OFFICER
Manager / Proprietor

Date: 03/02/2026
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR

(400 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 400 feet in all directions of the following described land:

See Attached Exhibit

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

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

Dated: March 9, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2982000-OK99

LEGAL DESCRIPTION

Quail Springs Office Park 3.1 Acre Tract

February 3, 2026

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot One (1) Block One (1) as shown on the recorded plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°27'13" West, along and with the North line of said NE/4, a distance of 511.50 feet to the Northeast (NE) Corner of the cemetery tract as shown on said plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1;

THENCE South 00°13'06" East, along and with the East line of said cemetery tract extended, a distance of 425.00 feet;

THENCE South 89°27'13" West, departing said extended East line, a distance of 498.59 feet to the East line of a tract of land recorded in Book 10461, Page 1366 (3NINES Tract);

THENCE North 32°59'18" East, along and with the East line of said 3NINES Tract, a distance of 26.86 feet to the Northeast (NE) Corner of said 3NINES Tract, said corner also being the Southeast (SE) Corner of a tract of land recorded in Book 15389, Page 837 (Seaglass Tract);

THENCE along and with the East line of said Seaglass Tract the following three (3) calls:

1. North 00°13'06" West, a distance of 138.63 feet;
2. North 89°27'13" East, a distance of 153.88 feet;
3. North 00°13'06" West, a distance of 88.09 feet to the Southwest (SW) Corner of a tract of land recorded in Book 10695, Page 1990 (Peaceful Acres Tract);

THENCE North 89°29'13" East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast (SE) Corner of said Peaceful Acres Tract;

THENCE North 00°30'50" West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4);

THENCE North 89°27'13" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet to the POINT OF BEGINNING.

Containing 136,956 square feet or 3.1441 acres, more or less.

Basis of Bearing: The bearings as shown on the recorded plat QUAIL SPRINGS OFFICE
PARK NORTH SECTION 1

OWNERSHIP REPORT
ORDER 2982000-OK99

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

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3845	R140736075	HAINES QUAIL DEVELOPMENT LLC		6400 NORTH WESTERN AVE	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 12 13N 4W	0	0	UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 511.50FT W OF NE/C NE4 TH S297FT W330FT N121FT E160.91FT N176FT E170FT TO BEG CONT 1.60ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3845	R203691000	HAINES QUAIL DEVELOPMENT LLC		6400 N WESTERN AVE	OKLAHOMA CITY	OK	73116-7322	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 001 000 LOT 1 EX A TR BEG 324.13FT SE & RIGHT ON CURVE SE168.26FT OF SW/C SD LOT 1 TH RIGHT ON CURVE SE147.11FT NE246.51FT NW192.49FT SW225.01FT TO BEG & EX BEG SLY SE/C LOT 1 TH W246.06FT N73.77FT W20FT N114.30FT E20FT N28.04FT E42.04FT N135FT E13.61FT NE53.83FT E40.79FT SE43.85FT E80.23FT S320.23FT SW35.41FT TO BEG & EX BEG ELY NE/C OF LOT 1 TH S350FT W270FT N375FT E245FT SE35.25FT TO BEG & EX BEG 324.23FT N & 227.68FT W OF SE/C SD LOT TH S135FT W42.04FT S28.04FT W20FT N37.33FT E19.04FT N10.71FT E23FT N115FT E20FT TO BEG & EX BEG 265.63FT W &159.73FT N OF SE/C OF SD LOT 1 TH W20FT N210FT E146.42FT SW53.83FT W33.63FT S115FT W23FT S10.71FT W19.04FT S66.27FT TO BEG & EX BEG 330.70FT N OF SE/C OF SD LOT 1 TH W79.81FT NW43.95FT W33.35FT N46.65FT E83.87FT SE39.24FT E32.36FT S54.33FT TO BEG & EX BEG 535FT E OF NLY NW/C SD LOT 1 TH E344.11FT S214FT W153.88FT S138.63FT NW192.49FT NW23.93FT N260FT TO BEG & EX BEG 245FT W OF NLY NE/C LOT 1 TH S375FT W166.65FT N375FT E166.65FT TO BEG & EX A TR BEG NW/C SD LOT 1 TH E535FT S259.99FT SE23.93FT SW225.01FT LEFT ON CURVE NW168.26FT NW324.14FT NW35.91FT LEFT ON CURVE NELY254.29FT N75FT NE35.36FT TO BEG (PART OF SUBJECT PROPERTY WITHIN)	3001 NW 149TH ST OKLAHOMA CITY
3802	R140701000	C M PARTNERS LLC		PO BOX 23100	BARLING	AR	72916	UNPLTD PT SEC 01 13N 4W	0	0	UNPLTD PT SEC 01 13N 4W 000 000 PT SE4 SEC 1 13N 4W BEG 324.02FT E OF SW/C SE4 TH N446.64FT E750.44FT S248.93FT E449.62FT S124.15FT SW35.52FT S50FT W1172.53FT TO BEG CONT 9.7005ACRS MORE OR LESS	3101 NW 150TH ST OKLAHOMA CITY
3802	R140704510	HOLMBOE INVESTMENT COMPANY LTD	C/O HOLMBOE MANUFACTOR	12407 HOLMBOE AVE	OKLAHOMA CITY	OK	73114-8114	UNPLTD PT SEC 01 13N 4W	0	0	UNPLTD PT SEC 01 13N 4W 000 000 PT OF SE4 SEC 1 13N 4W BEG AT SE/C OF SE4 TH N409.98FT W425.07FT S409.98FT E425.01FT TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2982000-OK99

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

3802	R140704520	ORION PROPERTY SEVEN LLC		16232 MUIRFIELD PL	EDMOND	OK	73012	UNPLTD PT SE 01 13N 4W	0	0	UNPLTD PT SE4 SEC 1 13N 4W BEG 600.28FT N OF SE/C SE4 TH W425.09FT S275.17FT W669.76FT N325.21FT E1094.86FT S50FT TO BEG	
3802	R140704550	MAY AVE AND 150TH LLC		3510 24TH AVE NW UNIT 200	NORMAN	OK	73069- 8376	UNPTLD PT SEC 01 13N 4W	0	0	UNPLTD PT OF SE4 SEC 1 13N 4W BEG 1094.77FT W OF SE/C OF SE4 TH N650.43FT E669.76FT S650.34FT W669.76FT TO BEG EX BEG 600.28FT N OF SE/C SE4 TH W425.09FT S275.17FT W669.76FT N325.21FT E1094.86FT S50FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3845	R140736077	PEACEFUL ACRES INC	C/O CHEEK & FALCONE PLLC	6301 WATERFORD BLVD STE 320	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 12 13N 4W	0	0	UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 681.50FT W OF NE/C NE4 TH S176FT W160.91FT N176FT E160FT TO BEG CONT .65ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3845	R203691020	JCSC PROPERTIES LLC		17204 WHIMBREL LN	EDMOND	OK	73012- 8411	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	2	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 002 000 LOT 2 EX BEG NW/C SD LOT TH S198.94FT SE100FT NE216.13FT LEFT ALONG CURVE 35.76FT NW 86.18FT TO BEG	3030 NW 149TH ST OKLAHOMA CITY
3845	R203691033	BLACK DIRT LLC		3010 NW 149TH ST STE 100	OKLAHOMA CITY	OK	73134	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	2	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 002 000 PT OF LOT 3 BEG 221.60FT W OF SE/C LOT 3 TH W55.06FT RIGHT ON CURVE NW184.61FT NW59.34FT NE324.84FT LEFT ON CURVE SE171FT SW328.55FT TO BEG	3010 NW 149TH ST OKLAHOMA CITY
3845	R203691035	TRIAD DESIGN GROUP		3020 NW 149TH ST	OKLAHOMA CITY	OK	73134- 1849	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	2	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 002 000 PT OF LOT 3 BEG NW/C SD LOT TH RIGHT ON CURVE SE44.78FT SE121.45FT LEFT ON CURVE SE42.82FT SW324.84FT NW161.08FT LEFT ON CURVE NW61.33FT NE248.5FT TO BEG CONT 1.36ACRS MORE OR LESS	3020 NW 149TH ST OKLAHOMA CITY
3845	R203692000	3NINES TECHNOLOGY SERVICES LLC		3031 NW 149TH ST	OKLAHOMA CITY	OK	73134- 1849	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 001 000 PT OF LOT LOT 1 BEG 324.13FT SE & RIGHT ON CURVE SE168.26FT OF SW/C SD LOT 1 TH RIGHT ON CURVE SE147.11FT NE246.51FT NW192.49FT SW225.01FT TO BEG CONT .90ACRS MORE OR LESS	3031 NW 149TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2982000-OK99

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

3845	R203692005	KARDESLER 2 LLC	KARDESLER 149 LLC	PO BOX 2422	EDMOND	OK	73083-2422	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 BLK 1 PT OF LOT 1 BEG SLY SE/C LOT 1 TH W246.06FT N73.77FT W20FT N114.30FT E20FT N28.04FT E42.04FT N135FT E13.61FT NE53.83FT E40.79FT SE43.85FT E80.23FT S320.23FT SW35.41FT TO BEG CONT 2.13ACRS MORE OR LESS PT OF LOT 1 BEG 265.63FT W &159.73FT N OF SE/C OF SD LOT 1 TH W20FT N210FT E146.42FT SW53.83FT W33.63FT S115FT W23FT S10.71FT W19.04FT S66.27FT TO BEG.25ACRS MORE OR LESS & BEG 330.70FT N OF SE/C OF SD LOT 1 TH W79.81FT NW43.95FT W33.35FT N46.65FT E83.87FT SE39.24FT E32.36FT S54.33FT TO BEG CONT .19ACRS MORE OR LESS & PT OF LOT 1 BEG 324.23FT N & 227.68FT W OF SE/C SD LOT TH S135FT W42.04FT S28.04FT W20FT N37.33FT E19.04FT N10.71FT E23FT N115FT E20FT TO BEG CONT .09ACES MORE OR LESS [3897.68 SQFT]	15001 N MAY AVE, Unit A OKLAHOMA CITY
3845	R203692010	15035 N MAY LLC	C/O SAVAGE SAVAGE AND BROWN INC	916 W MAIN ST	STILLWATER	OK	74075	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 BLK 1 PT OF LOT 1 BEG ELY NE/C OF LOT 1 TH S350FT W270FT N375FT E245FT SE35.25FT TO BEG CONT 2.32ACRS [100935.80 SQ FT]	15035 N MAY AVE OKLAHOMA CITY
3845	R203692020	SEAGLASS INVESTMENTS LLC		13901 MCAULEY BLVD 303	OKLAHOMA CITY	OK	73134	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 BLK 1 PT OF LOT 1 BEG 535FT E OF NLY NW/C SD LOT 1 TH E344.11FT S214FT W153.88FT S138.63FT NW192.49FT NW23.93FT N260FT TO BEG CONT [2.13ACRS 92715.02SQFT]	3012 NW 150TH ST OKLAHOMA CITY
3845	R203692025	RETAIL BUILDINGS INC	ATTN ELAINE M BRAUM	PO BOX 2629	ADDISON	TX	75001	QUAIL SPRINGS OFFICE PARK NORTH SEC 1	1	0	QUAIL SPRINGS OFFICE PARK NORTH SEC 1 BLK 001 PT OF LOT 1 BEG E BEG 245FT W OF NLY NE/C LOT 1 TH S375FT W166.65FT N375FT E166.65FT TO BEG	2924 NW 150TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 150th St. & N May Ave.

March 19, 2026

PREPARED BY:

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

SPUD- MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **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 Office
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.24	Business Support Services
8300.25	Child Care Centers
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food

8300.36	Eating Establishments: Fast Food with Drive-thru Order Window
8300.37	Eating Establishments: Sitdown, Alcohol Not Permitted
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.42	Funeral and Interment Services: Cremating
8300.43	Funeral and Interment Services: Interring
8300.44	Funeral and Interment Services: Undertaking
8350.8	Industrial, Light
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8350.16	Wholesaling, Storage, and Distribution: Restricted

2. Maximum Building Height:

The maximum building height shall be two stories or 35 feet.

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 building shall be in accordance with the base zoning district.

5. Building Setback Lines

North:	10 feet
East:	10 feet
South:	10 feet
West:	10 feet

6. Sight-Proof Screening:

Sight-proof screening shall not be required within this SPUD. Decorative fencing may be installed within and around the perimeter of the SPUD boundary, if desired by the

Developer. Said fence shall have a maximum height of 8 feet and may be cast iron, aluminum, metal, Simtek, vinyl, or a combination thereof.

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 from a shared drive on the east side of the property or from NW 150th St.

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.

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



CORNERSTONE
ARCHITECTURE

1601 S.W. 89TH ST. SUITE G100
OKLAHOMA CITY, OK 73159
P (405) 609-6161
www.CA-OK.com

NEW CONSTRUCTION

NW 150TH ST. DEVELOPMENT

OKLAHOMA CITY, OK

OWNER:
MCKINNON & SUTTON LLC
1515 NW 150TH ST.
OKLAHOMA CITY, OK 73184

JOB SITE ADDRESS:
1515 NW 150TH ST.
OKLAHOMA CITY, OK 73184

25051	
DRAWN BY: T.E.N.	CHECKED BY: M.S.L.

DATE: **SEPTEMBER 05, 2025**

A-101



PARKING CALC.

REQUIRED PARKING:	
RETAIL 11,250 SF/100 *	57 SPACES
GARAGE CONDOS 35,000 SF	1 INTERIOR SPACE/UNIT
PROVIDED PARKING	60 SPACES - OK
	INCLUDES 4 ACCESSIBLE SPACES

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE
SPUD-1831	BOW LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1831	EDMOND SCHOOL DISTRICT, BRETT TOWNE	1001 W DANFORTH	EDMOND	OK	73003
SPUD-1831	15035 N MAY LLC C/O SAVAGE SAVAGE AND BROWN INC	916 W MAIN ST	STILLWATER	OK	74075
SPUD-1831	3NINES TECHNOLOGY SERVICES LLC	3031 NW 149TH ST	OKLAHOMA CITY	OK	73134-1849
SPUD-1831	BLACK DIRT LLC	3010 NW 149TH ST STE 100	OKLAHOMA CITY	OK	73134
SPUD-1831	C M PARTNERS LLC	PO BOX 23100	BARLING	AR	72916
SPUD-1831	HAINES QUAIL DEVELOPMENT LLC	6400 N WESTERN AVE	OKLAHOMA CITY	OK	73116-7322
SPUD-1831	HOLMBOE INVESTMENT COMPANY LTD C/O HOLMBOE MA	12407 HOLMBOE AVE	OKLAHOMA CITY	OK	73114-8114
SPUD-1831	JCSC PROPERTIES LLC	17204 WHIMBREL LN	EDMOND	OK	73012-8411
SPUD-1831	KARDESLER 2 LLC, KARDESLER 149 LLC	PO BOX 2422	EDMOND	OK	73083-2422
SPUD-1831	MAY AVE AND 150TH LLC	3510 24TH AVE NW UNIT 200	NORMAN	OK	73069-8376
SPUD-1831	ORION PROPERTY SEVEN LLC	16232 MUIRFIELD PL	EDMOND	OK	73012
SPUD-1831	PEACEFUL ACRES INC C/O CHEEK & FALCONE PLLC	6301 WATERFORD BLVD STE 320	OKLAHOMA CITY	OK	73118
SPUD-1831	RETAIL BUILDINGS INC ATTN: ELAINE M BRAUM	PO BOX 2629	ADDISON	TX	75001
SPUD-1831	SEAGLASS INVESTMENTS LLC	13901 MCAULEY BLVD 303	OKLAHOMA CITY	OK	73134
SPUD-1831	TRIAD DESIGN GROUP	3020 NW 149TH ST	OKLAHOMA CITY	OK	73134-1849

APPROVED

08-04-2026

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1831

MASTER DESIGN STATEMENT FOR

NW 150th St. & N May Ave.

March 19, 2026

May 5, 2026

June 2, 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*](mailto:david@boxlawgroup.com)

[*kaitlyn@boxlawgroup.com*](mailto:kaitlyn@boxlawgroup.com)

SPUD-1831 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 Office
8300.2	Adult Day Care Facilities
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.24	Business Support Services
8300.25	Child Care Centers
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services [limited to the north 215 feet of frontage along NW 150 th St.]
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food with Drive-thru Order Window

8300.37	Eating Establishments: Sitdown, Alcohol Not Permitted
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8350.8	Industrial, Light [limited to garage condo development]
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage [units may exceed 800 square feet]
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General [limited to the north 215 feet of frontage along NW 150 th St.]

*Residential and marijuana uses shall be prohibited within this SPUD.

2. Maximum Building Height:

The maximum building height shall be two stories or 35 feet.

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

North NW	10 feet
150 th St):	
East:	10 feet
South:	10 feet
West:	10 feet

No outdoor storage will be permitted within any setback.

6. Sight-Proof Screening:

Decorative fencing may be installed within and around the perimeter of the SPUD boundary, if desired by the Developer. Said fence shall have a maximum height of 8 feet and may be cast iron, aluminum, metal, Simtek, vinyl, or a combination thereof. A 6-foot to 8-foot masonry wall shall be required to connect the garage condo buildings to the south, as illustrated in Exhibit C.

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. Trees on 25 foot centers shall be required along the south boundary of the SPUD.

8. Signs:

Per Code, except that EMD signs and off-premise signs are not permitted.

9. Access:

Access may be from a shared drive on the east side of the property or from NW 150th St. Access to NW 150th St. shall be provided at the current opening width to meet City standards.

Unless used for access as allowed by this SPUD, the existing approximately 17-footwide curb cut and drive to NW 150th Street within this SPUD north boundary, shall be removed, curbed and landscaped at the time of development.

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, tilt-up concrete, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) or architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

Per the base zoning district.

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 behind the front wall of buildings that front NW 150th Street, and within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences.

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 C: Screening Exhibit

SPUD-1831 Exhibit A – Legal Description

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot One (1) Block One (1) as shown on the recorded plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 89°27'13" West, along and with the North line of said NE/4, a distance of 511.50 feet to the Northeast (NE) Corner of the cemetery tract as shown on said plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1 being the Point of Beginning; THENCE South 00°13'06" East, along and with the East line of said cemetery tract extended, a distance of 425.00 feet; THENCE South 89°27'13" West, departing said extended East line, a distance of 498.59 feet to the East line of a tract of land recorded in Book 10,461, Page 1,366 (3NINES Tract); THENCE North 32°59'18" East, along and with the East line of said 3NINES Tract, a distance of 26.86 feet to the Northeast (NE) Corner of said 3NINES Tract, said corner also being the Southeast (SE) Corner of a tract of land recorded in Book 15,389, Page 837 (Seaglass Tract); THENCE along and with the East line of said Seaglass Tract the following three (3) calls: 1. North 00°13'06" West, a distance of 138.63 feet; 2. North 89°27'13" East, a distance of 153.88 feet; 3. North 00°13'06" West, a distance of 88.09 feet to the Southwest (SW) Corner of a tract of land recorded in Book 10,695, Page 1,990 (Peaceful Acres Tract); THENCE North 89°29'13" East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast (SE) Corner of said Peaceful Acres Tract; THENCE North 00°30'50" West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); THENCE North 89°27'13" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet to the POINT OF BEGINNING.

SPUD-1831 Exhibit B

**PARKING CALC.****REQUIRED PARKING:**

RETAIL 1,750 SF/1000 =

GARAGE CONDOS 35,000 SF

PROVIDED PARKING

51 SPACES

1 INTERIOR SPACE/UNIT

65 SPACES - OK

INCLUDES 4 ACCESSIBLE SPACES

DATE	DESCRIPTION
02/19/2025	REVISION 01
02/25/2025	REVISION 02

STAMP:



COPYRIGHT © 2025
CORNERSTONE ARCHITECTURE, LLC
ALL RIGHTS RESERVED

NEW CONSTRUCTION

NW 150TH ST. DEVELOPMENT

OKLAHOMA CITY, OK

JOB SITE ADDRESS:
3000 NW 150TH STREET
OKLAHOMA CITY, OK 73154

OWNER:
HICKMAN & SUTTON, LLC
EDMOND, OK 73013

PROJECT NUMBER:

25051

DRAWN BY:

T.E.N.

CHECKED BY:

M.S.L.

ARCHITECTURAL
SITE PLAN

DATE:

SEPTEMBER 05, 2025

SHEET TITLE:

A-101

CASE NUMBER: SPUD-1831

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Haines Quail Development, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1831 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:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot One (1) Block One (1) as shown on the recorded plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 89°27'13" West, along and with the North line of said NE/4, a distance of 511.50 feet to the Northeast (NE) Corner of the cemetery tract as shown on said plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1 being the Point of Beginning; THENCE South 00°13'06" East, along and with the East line of said cemetery tract extended, a distance of 425.00 feet; THENCE South 89°27'13" West, departing said extended East line, a distance of 498.59 feet to the East line of a tract of land recorded in Book 10,461, Page 1,366 (3NINES Tract); THENCE North 32°59'18" East, along and with the East line of said 3NINES Tract, a distance of 26.86 feet to the Northeast (NE) Corner of said 3NINES Tract, said corner also being the Southeast (SE) Corner of a tract of land recorded in Book 15,389, Page 837 (Seaglass Tract); THENCE along and with the East line of said Seaglass Tract the following three (3) calls: 1. North 00°13'06" West, a distance of 138.63 feet; 2. North 89°27'13" East, a distance of 153.88 feet; 3. North 00°13'06" West, a distance of 88.09 feet to the Southwest (SW) Corner of a tract of land recorded in Book 10,695, Page 1,990 (Peaceful Acres Tract); THENCE North 89°29'13" East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast (SE) Corner of said Peaceful Acres Tract; THENCE North 00°30'50" West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); THENCE North 89°27'13" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet to the POINT OF BEGINNING.

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

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

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

Dated this 7th day of July 2026.

SEAL

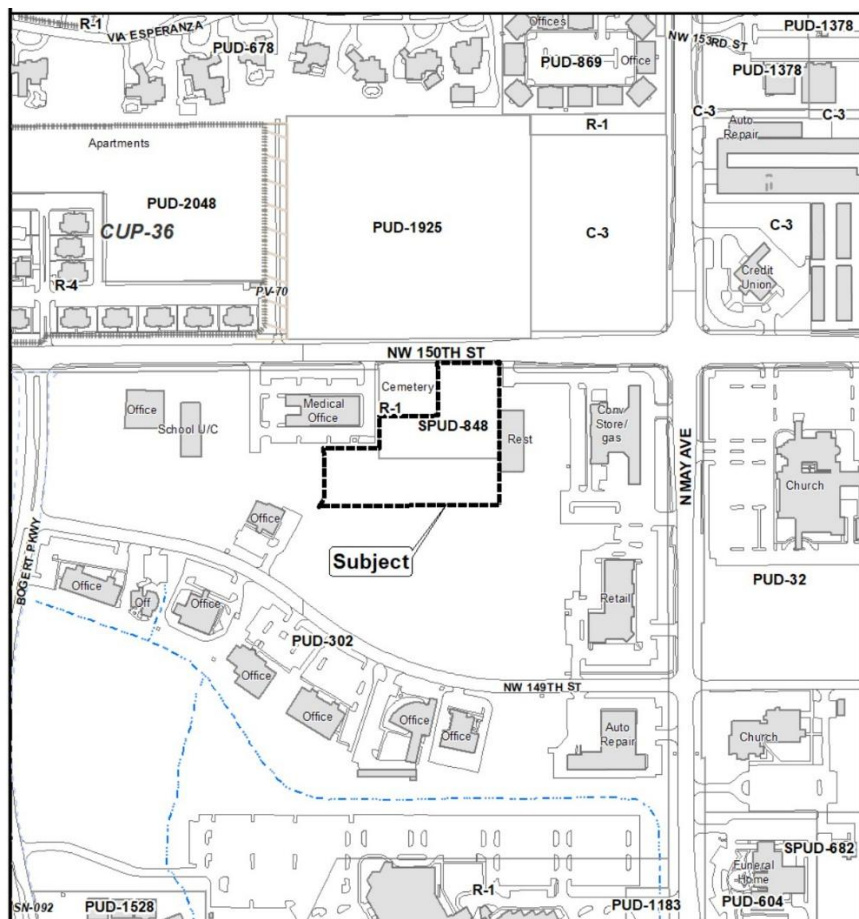
Amy K. Simpson
Amy K. Simpson, City Clerk



CASE NUMBER: SPUD-1831

TO: SPUD-1831 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 3000 NW 150th Street



BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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-1831

LOCATION: 3000 NW 150th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1831 Simplified Planned Unit Development District from SPUD-848 Simplified Planned Unit Development and PUD-302 Planned Unit Development Districts. 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:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot One (1) Block One (1) as shown on the recorded plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 89°27'13" West, along and with the North line of said NE/4, a distance of 511.50 feet to the Northeast (NE) Corner of the cemetery tract as shown on said plat QUAIL SPRINGS OFFICE PARK NORTH SECTION 1 being the Point of Beginning; THENCE South 00°13'06" East, along and with the East line of said cemetery tract extended, a distance of 425.00 feet; THENCE South 89°27'13" West, departing said extended East line, a distance of 498.59 feet to the East line of a tract of land recorded in Book 10,461, Page 1,366 (3NINES Tract); THENCE North 32°59'18" East, along and with the East line of said 3NINES Tract, a distance of 26.86 feet to the Northeast (NE) Corner of said 3NINES Tract, said corner also being the Southeast (SE) Corner of a tract of land recorded in Book 15,389, Page 837 (Seaglass Tract); THENCE along and with the East line of said Seaglass Tract the following three (3) calls: 1. North 00°13'06" West, a distance of 138.63 feet; 2. North 89°27'13" East, a distance of 153.88 feet; 3. North 00°13'06" West, a distance of 88.09 feet to the Southwest (SW) Corner of a tract of land recorded in Book 10,695, Page 1,990 (Peaceful Acres Tract); THENCE North 89°29'13" East, along and with the South line of said Peaceful Acres Tract, a distance of 160.91 feet to the Southeast (SE) Corner of said Peaceful Acres Tract; THENCE North 00°30'50" West, along and with the East line of said Peaceful Acres Tract, a distance of 176.00 feet to a point on the North line of said Northeast Quarter (NE/4); THENCE North 89°27'13" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 170.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial uses, specifically personal storage.

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).

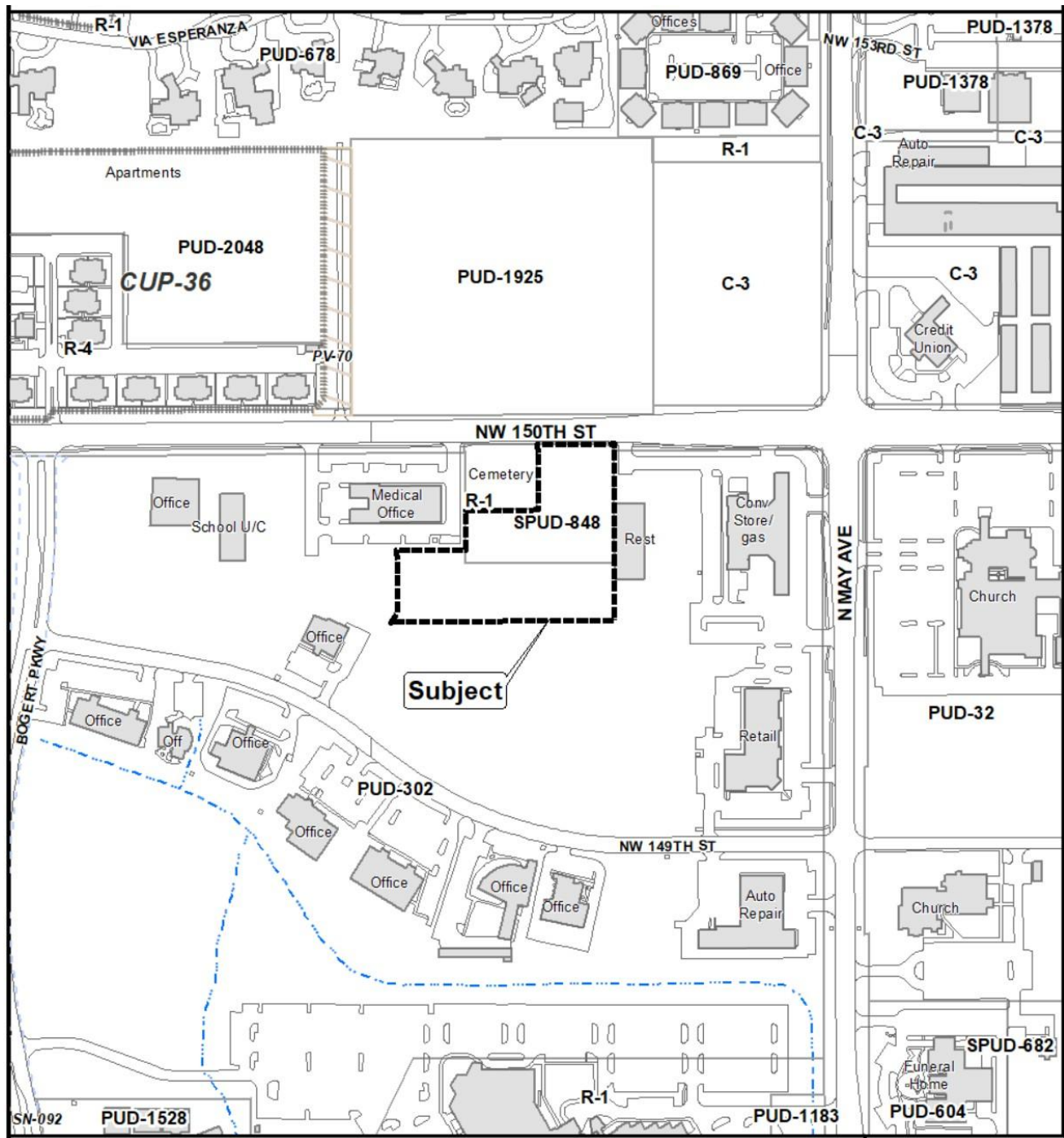
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to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



(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on May 26, 2026)

18. (SPUD-1831) Application by Haines Quail Development, LLC to rezone 3000 NW 150th Street from SPUD-848 Simplified Planned Unit Development and PUD-302 Planned Unit Development Districts to SPUD-1831 Simplified Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Strike use (8200.2) *Dwelling Units and Mixed Uses*.
2. Revise Section Access to include: ~~Any drives into this SPUD shall comply with the spacing requirements in the City of Oklahoma City Functional Classification Plan.~~ Access to NW 150th St. shall be provided at the current opening width to meet City standards.
3. Add clarification to use 8300.60 Personal Storage "Units may exceed 800 square feet."
4. Unless used for access as allowed by this SPUD, the existing approximately 17-footwide curb cut and drive to NW 150th Street within this SPUD north boundary, shall be removed, curbed and landscaped at the time of development.
5. Delete the following use unit classification: 8300.5 Alcoholic Beverage Retail Sales; 8300.41 Food and Beverage Retail Sales; 8300.42 Funeral and Interment Services: Cremating; 8300.43 Funeral and Interment Services: Interring; 8300.44 Funeral and Interment Services: Undertaking; and 8300.55 Participant Recreation and Entertainment: Indoor.
6. Use Unit 8300.32 Convenience Sales and Personal Services shall be limited to the north 215 feet of frontage along NW 150th Street.
7. Use Unit 8350.8 Industrial, Light is limited to garage condo development.
8. All residential and marijuana uses shall be prohibited.
9. No outdoor storage shall be permitted within any setback.
10. Move architectural metal to the 30% allowance.
11. Trees on 25-foot centers shall be required along the south boundary of the SPUD.
12. A 6-foot to 8-foot masonry wall shall be required to connect the garage condo buildings to the south, as illustrated in Exhibit C.

The applicant was present. There was a speaker present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY PRIVETT

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

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 28, 2026

Item No. IV. 18.

(SPUD-1831) Application by Haines Quail Development, LLC to rezone 3000 NW 150th Street from SPUD-848 Simplified Planned Unit Development and PUD-302 Planned Unit Development Districts to SPUD-1831 Simplified Planned Unit Development District. Ward 8.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

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

2. Case History

This is a new application was deferred from the May 14, 2026, Planning Commission hearing date.

3. Reason for Request

The purpose of this application is to allow commercial uses, specifically personal storage.

B. EXISTING CONDITIONS

1. Size of Site: 3.02 Acres

2. School District: Edmond

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	SPUD-848 / PUD-302	PUD-1925	PUD-302	PUD-302	R-1 / PUD-302
Land Use	Undeveloped	Undeveloped	Restaurant	Undeveloped	Cemetery / Medical

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

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

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 Office
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.24	Business Support Services
8300.25	Child Care Centers
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food with Drive-thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.42	Funeral and Interment Services: Cremating
8300.43	Funeral and Interment Services: Interring
8300.44	Funeral and Interment Services: Undertaking
8350.8	Industrial, Light
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General

2. Maximum Building Height:

The maximum building height shall be two stories or 35 feet.

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 building shall be in accordance with the base zoning district.

5. Building Setback Lines

North NW	10 feet
150 th St):	
East:	10 feet
South:	10 feet
West:	10 feet

6. Sight-Proof Screening:

Sight-proof screening shall not be required within this SPUD. Decorative fencing may be installed within and around the perimeter of the SPUD boundary, if desired by the Developer. Said fence shall have a maximum height of 8 feet and may be cast iron, aluminum, metal, Simtek, vinyl, or a combination thereof.

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, except that EMD signs and off-premise signs are not permitted.

9. Access:

Access may be from a shared drive on the east side of the property or from NW 150th St.

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, tilt-up concrete, 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:

Per the base zoning district.

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 behind the front wall of buildings that front NW 150th Street, and within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences. 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

C. 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 should only be allowed through the existing shared driveway on NW 150 Street. No additional driveways from NW 150 Street should be permitted.

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) Revise Section Access to include: Any drives into this SPUD shall comply with the spacing requirements in the City of Oklahoma City Functional Classification Plan.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 12-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.
10. Will be considered commercial and will be master metered. Must be platted if the desire to meter each unit.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.
8. Will be considered private internal to site.

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 south side of NW 150th Street, 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 SPUD could provide 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 number of dead-end streets and cul-de-sacs.
- 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.
- Provide vehicular connectivity between adjacent developments.
- have at least two points of entrance / egress no closer than 300 feet apart.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located along the south side of NW 150th Street, a Major Arterial Street in the Urban Low Intensity LUTA. The site does not currently have improved access. The SPUD regulations propose utilizing a shared drive on the east side of the property or NW 150th Street for automobile connectivity. The conceptual plan for the development illustrates one drive along NW 150th Street. The existing SPUD does not allow access to NW 150th Street.

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 NW 150th Street. The SPUD regulations require sidewalks along arterial and 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 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 subject site is currently zoned as part of SPUD-848, which was approved in 2015 for office and commercial development, and PUD-302, which was approved in 1987 for office and commercial use. The site abuts R-1 zoned property to the northwest, fronting NW 150th Street, which is utilized as a cemetery. Surrounding land to the east, south, and southwest would remain zoned as PUD-302 and is either undeveloped or developed / developing with office, retail, restaurant, or school uses. The SPUD is requested to allow commercial use and development, governed by the C-3 District. The conceptual plan for the development illustrates retail lease spaces on the northern portion of the site, with garage condos located at the rear of the site. However, staff has confirmed since the SPUD was submitted that the initially proposed residential use is no longer contemplated. No compatibility issues related to building scale and site design were identified to the east, south, and southwest. The SPUD requests 10 feet setbacks along all boundaries. If the R-1 zoned land were to be developed with residential uses in the future, the SPUD provides some mitigation by limiting the maximum building height to two stories or 35 feet, maintaining the base C-3 District requirements for maximum building size and number of buildings, and maintaining Code*

requirements for landscaping. Sight-proof screening is not required by the SPUD, but decorative fencing may be installed within and around the perimeter of the SPUD boundary if desired by the developer. The R-1 property currently has improved fencing along the property line abutting the western boundary of the subject site.

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 south side of NW 150th Street, a Major Arterial Street in the Urban Low Intensity LUTA. The SPUD would allow access onto the arterial street, which is currently prohibited in SPUD-848.*

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. *The site abuts R-1 zoned property to the northwest, fronting NW 150th Street, which is utilized as a cemetery. The SPUD is proposed with similar uses as those currently allowed in SPUD-848, with the addition of the proposed personal storage use.*

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 south side of NW 150th Street, a Major Arterial Street in the Urban Low Intensity LUTA. The nearest transit (bus) service is located south of the site, along Quail Springs Parkway.

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. (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)
- Share parking between contiguous developments. (C-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the south side of NW 150th Street, west of North May Avenue. The subject site is currently undeveloped and zoned as part of SPUD-848, which was approved in 2015 for office and commercial development, and PUD-302, which was approved in 1987 for office and commercial use. The site abuts a cemetery zoned R-1 zoned on the northwest, fronting NW 150th Street. Surrounding land to the east, south, and southwest would remain zoned as PUD-302 and is either undeveloped or developed / developing with office, retail, restaurant, or school uses. Land to the north, across NW 150th Street, is undeveloped and was rezoned from R-1 and C-3 to PUD-1925 in 2023 to allow commercial use and development.

The SPUD is requested to allow commercial use and development, governed by the C-3 District. The conceptual plan for the development illustrates retail lease spaces on the northern portion of the site, with garages/storage located at the rear of the site. The SPUD requests 10 foot setbacks along all boundaries, including along the arterial street.

The proposed uses are similar to those already allowed in the existing SPUD-848, except that personal storage has been added. The SPUD has been modified since first submitted to remove the allowance for multi-family residential. *Dwelling Units and Mixed Use* should also be removed for clarity, and the size of the storage uses may need to be increased if each space will be larger than the allowed 800 square feet.

The SPUD also requests access from NW 150th Street. The current SPUD does not allow driveways onto the arterial street, instead requiring access from a shared drive on the east side of the property. At the time SPUD-848 was negotiated, it was anticipated that this drive would be at the rear of the property, connecting east. That land has since been developed with a Braum's, and to its east at the corner, an OnCue. Braum's has a drive along the proposed SPUD's eastern property line. The Traffic Division recommends maintaining the current requirements that prohibit access to the arterial street. Public Works and Planning staff recommend shared access between the two retail developments to limit drives on arterials and so that shoppers do not have use the arterial street to navigate between properties. The SPUD allows but does not require access from the east or the arterial street. The preferred driveway spacing on arterial streets is 200 feet. The subject site is 177 feet wide. The site's existing (unused) curb cut is at least 200 feet from the driveway to the west, and approximately 140 feet from Braum's drive. The conceptual plan indicates a new drive farther to the east, closer to the Braum's entrance. The proposed retail and parking may need to be 'flipped', if possible, to create more driveway separation, unless the goal is to create a shared drive at the eastern property line. The conceptual plan indicates a design that would allow a connection south toward NW 149th Street, which also connects to May Ave.

D. 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. Strike use (8200.2) *Dwelling Units and Mixed Uses*.
2. Revise Section Access to include: Any drives into this SPUD shall comply with the spacing requirements in the City of Oklahoma City Functional Classification Plan.
3. Add clarification to use 8300.60 Personal Storage "Units may exceed 800 square feet."
4. Unless used for access as allowed by this SPUD, the existing approximately 17-foot-wide curb cut and drive to NW 150th Street within this SPUD north boundary, shall be removed, curbed and landscaped at the time of development.

STAFF REPORT
The City of Oklahoma City
Planning Commission
May 28, 2026
SPUD-1831

Item No. 18.

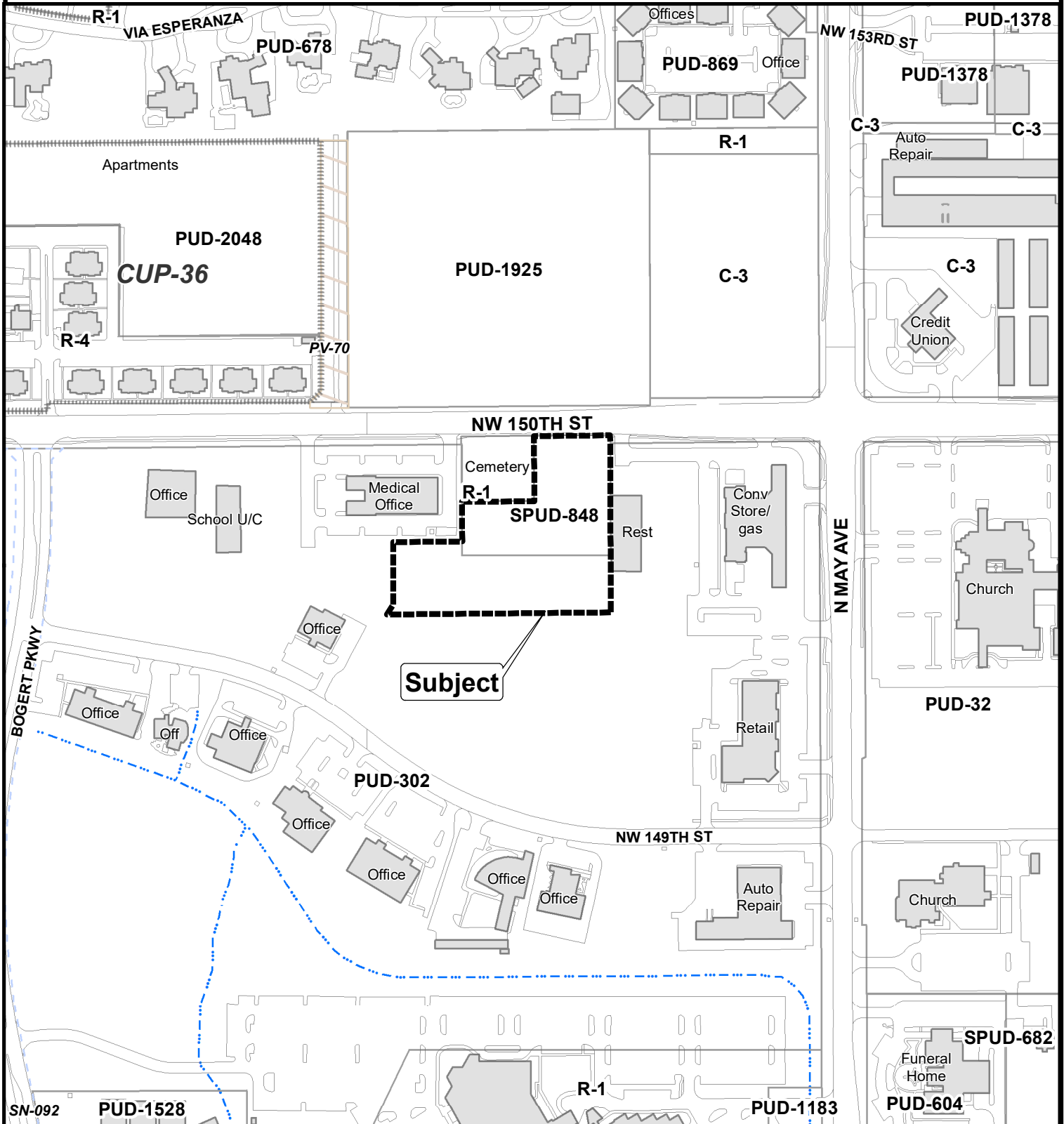
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1831

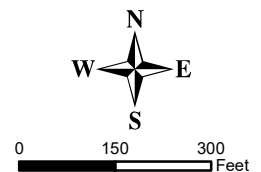
Applicant: Haines Quail Development, LLC

Existing Zoning: SPUD-848 / PUD-302 Location: 3000 NW 150th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



[illegible]

STAMP



COPYRIGHT © 2025
CORNERSTONE ARCHITECTURE, LLC
ALL RIGHTS RESERVED

NEW CONSTRUCTION
NW 150TH ST. DEVELOPMENT
OKLAHOMA CITY, OK

JOB SITE ADDRESS:
3000 NW 150TH STREET
OKLAHOMA CITY, OK 73134

OWNER:
HICKMAN & SUTTON LLC
1513 NW 158TH ST

PROJECT NUMBER

25051

DRAWN BY:
T.E.N.

CHECKED BY:	M.S.L.
-------------	--------

**ARCHITECTURAL
SITE PLAN**

DATE: **SEPTEMBER 05, 2025**

SHEET TITLE:

A-101

Case No: SPUD-1831

Applicant: Haines Quail Development, LLC

Existing Zoning: SPUD-848 / PUD-302 Location: 3000 NW 150th St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300 Feet