

ORDINANCE NO. 28,130

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 located in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit; COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of Section 31; THENCE South 89°40'44" West along the North line of the Northeast Quarter (NE/4) of said Section 31 a distance of 60.00 feet; THENCE South (S00°01'42"E Meas.) and parallel to the East line of the Northeast Quarter (NE/4) of said Section 31 a distance of 1,093.30 feet (Deed) (1,091.85 feet Meas.) to the POINT OF BEGINNING; THENCE South (S00°01'42"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of said Section 31 a distance of 363.30 feet (Deed) (363.91 feet Meas.); THENCE South 89°40'44" West (Deed) (S89°35'17"W Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.88 feet Meas.); THENCE North (N00°02'13"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of Section 31 a distance of 363.30 feet (Deed) (363.16 feet Meas.); THENCE North 89°40'44" East (Deed) (N89°30'56"E Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.47 feet Meas.) 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 the ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 21st day of July, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 18TH day of AUGUST, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



Daryl Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. I
8/18//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-1845), rezoning 801 North Cemetery Road from SPUD-807 Simplified Planned Unit Development District to SPUD-1845 Simplified Planned Unit Development District. Ward 3.

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

Applicant:

Mark Grubbs, Grubbs Consulting, LLC

Gary Owens Development, Inc.

Purpose:

The purpose of this application is to allow commercial use and development.

Background:

On June 25, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed with this condition and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. Specific plan shall be required as defined in 59-4150.D for PUD specific plan requirements.

Protests:

None

Previous Action:

The Ordinance was introduced July 21, 2026, and set for final hearing August 18, 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

801 N Cemetery Road

Project Name

801 N Cemetery Road

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

residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1845

File Date: 5-12-26

Ward No.: 3

Nbhd. Assoc.: ----

School District: Yukon

Extg Zoning: SPUD-807

Overlay:

5 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):

Gary Owens Development Inc

Name

P. O. Box 283

Mailing Address

Mustang, OK 73064

City, State, Zip Code

Phone

Email

Mark Grubbs

Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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.



4040 N. TULSA
Oklahoma City, OK 73112



WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

Doc#: R 2016 4076
Bk&Pg: RB 4381 0005-0005 1E
Filed: 02/24/2016 LMG
02:26:31 PM WD
Canadian County, OK

KNOW ALL MEN BY THESE PRESENTS:

That LORA W. BEAVER, a single person, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto GARY OWENS DEVELOPMENT, INC., party(IES) of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

A tract of land located in the Northeast Quarter (NE/4) of Section THIRTY-ONE (31), Township TWELVE (12) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE/4) of Section 31; thence South 89°40'44" West along the North line of the Northeast Quarter (NE/4) of said Section 31 a distance of 60.00 feet; thence South (S0°01'42"E Meas.) and parallel to the East line of the Northeast Quarter (NE/4) of said Section 31 a distance of 1,093.30 feet (Deed) (1091.85 feet Meas.) to the Point of Beginning; thence South (S0°01'42"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of said Section 31 a distance of 363.30 feet (Deed) (363.91 feet Meas.); thence South 89°40'44" West (Deed) (S89°35'17"W Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.88 feet Meas.); thence North (N0°02'13"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of Section 31 a distance of 363.30 feet (Deed) (363.16 feet Meas.); thence North 89°40'44" East (Deed) (N89°30'56"E Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.47 feet Meas.) to the Point of Beginning.

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

RETURN TO:
GARY OWENS DEVELOPMENT, INC
PO BOX 283
MUSTANG, OK 73064

TAXES TO:
GARY OWENS DEVELOPMENT, INC
PO BOX 283
MUSTANG, OK 73064

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

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

Signed and delivered this 22nd day of February, 2016.

Lora W. Beaver
LORA W. BEAVER

STATE OF OKLAHOMA

} ss

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on this 22nd day of February, 2016, by LORA W. BEAVER.

Notarial Stamp Or Seal (Print Name, Title Or Rank)



Signature Of Notary Public Or Other Official

Lisa Yates
Exp: 10-6-19

File # 16181679

LEGAL DESCRIPTION
801 N. CEMETERY ROAD

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit;

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*Gary Owens Developmenet, Inc.
P. O. Box 283
Mustang, OK 73064*

February 25, 2026

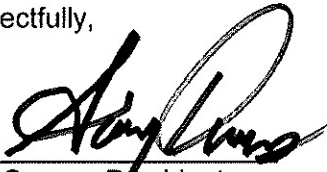
Planning Department
Subdivision & Zoning
420 W. Main Street, 9th Floor
OKC, OK 73102

RE: Letter of Authorization for rezoning property located 801 N. Cemetery Road

To Whom it May Concern:

As owner of the above described property, I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the above referenced application to the City of Oklahoma City.

Respectfully,

A handwritten signature in black ink, appearing to read "Gary Owens", written over a horizontal line.

Gary Owens, President
Gary Owens Development, Inc.

CERTIFICATE OF BONDED ABTRACTOR

(500 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 500 feet in all directions of the following described land:

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit;

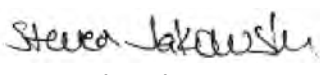
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and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), both inclusive.

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

Dated: April 23, 2026 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0058
File No. 2982380-WA99

OWNERSHIP REPORT
ORDER 2982380-WA99

EFFECTIVE DATE: APRIL 23, 2026 AT 7:30 AM

Owner	Mailing Address	Lot	Block	Legal Description
GARY OWENS DEVELOPMENT INC	PO BOX 283.MUSTANG.OK.73064			PT NE4 31-12N-5W (SUBJECT PROPERTY)
PASSION CHURCH YUKON INC	PO BOX 851155.YUKON.OK.73085			PT NE4 31-12N-5W
WEDMAN FAMILY LAND LLC-% LAURENCE D WEDMAN	721 VILLA AVE.YUKON.OK.73099			PT NE4 31-12N-5W
JOHN M BEAL & RUTH E BEAL	13200 FIDLER RD.YUKON.OK.73099			PT NE4 31-12N-5W
VIRGINIA KOEHN TRUST	7625 CLAYTON DR.OKLAHOMA CITY.OK.73132			PT NE4 31-12N-5W
LEO BRADLEY LIVING TRUST ETAL	13175 FIDDLER RD.YUKON.OK.73099			PT NE4 31-12N-5W
WAGON CREEK HOLDINGS LLC	PO BOX 924.ELK CITY.OK.73648			PT NE4 31-12N-5W
FULL GOSPEL OF CHRIST MINISTRIES INC	817 N CEMETERY RD.YUKON.OK.73099			PT NE4 31-12N-5W
DECKER CENTER LLC	10601 S WESTERN AVE.OKLAHOMA CITY.OK.73170			PT NE4 31-12N-5W
STATE OF OKLAHOMA DEPT OF TRANS- LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT NW4 32-12N-5W PT NE4 31-12N-5W
RITA JO HALBERT ETAL	1600 W HWY 66 #C.YUKON.OK.73099			PT NW4 32-12N-5W
TRINITY BAPTIST CHURCH OF YUKON	PO BOX 850620.YUKON.OK.73085			PT NW4 32-12N-5W
AUTHENTIC CUSTOM HOMES LLC	2422 NW 178TH ST.EDMOND.OK.73012	1-3	1	WILLOW VILLAS
CITY OF YUKON-OFFICE OF THE CITY CLERK	500 W MAIN ST.YUKON.OK.73099			STREETS & EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

801 N. CEMETERY ROAD

PREPARED FOR:

Gary Owens Development, Inc.
P. O. Box 283
Mustang, OK 73064

PREPARED BY:

Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641

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 uses will be the only uses permitted on this site:

- 1) Aboveground Flammable Liquid Storage: Restricted (8350.2) {SPECIAL EXCEPTION}
- 2) Administrative and Professional Offices (8300.1)
- 3) Adult Day Care Facilities (8300.2)
- 4) Agricultural Processing: General (8150.1) {CONDITIONAL USE}
- 5) Agricultural Processing: Limited (8150.2) {CONDITIONAL USE}
- 6) Alcoholic Beverage Retail Sales (8300.5)
- 7) Animal Sales and Services: Grooming (8300.8)
- 8) Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- 9) Automotive: Parking Garages (8300.12)
- 10) Automotive: Parking Lots as a Principal Use (8300.13)

- 11) Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) {CONDITIONAL USE}
- 12) Automotive and Equipment: Automobile Dealerships and Malls (8300.18) {SPECIAL PERMIT}
- 13) Building Maintenance Services (8300.23)
- 14) Business Support Services (8300.24)
- 15) Child Care Centers (8300.25)
- 16) Commercial Blood Centers (8300.26) {SPECIAL PERMIT}
- 17) Communications Services: Antennas (8300.27) {CONDITIONAL USE}
- 18) Communications Services: Broadcast Towers (8300.28) {CONDITIONAL USE}
- 19) Communications Services: Limited (8300.29)
- 20) Communications Services: Telecommunication Towers (8300.30) {CONDITIONAL USE}
- 21) Community Garden (8150.6.1) {CONDITIONAL USE}
- 22) Community Recreation: General (8250.2)
- 23) Community Recreation: Property Owners Association (8250.3)
- 24) Community Recreation: Restricted (8250.4)
- 25) Composting (8150.6.2) {CONDITIONAL USE}
- 26) Convenience Sales and Personal Services (8300.32)
- 27) Cultural Exhibits (8250.5)
- 28) Custom Manufacturing (8350.3)
- 29) Domestic Violence Shelters (8250.6) {SPECIAL PERMIT}
- 30) Dwelling Units and Mixed Uses (8200.2)
- 31) Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) {SPECIAL PERMIT}
- 32) Eating Establishments: Drive-In (8300.34)
- 33) Eating Establishments: Fast Food (8300.35)
- 34) Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36)
- 35) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- 36) Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- 37) Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- 38) Food and Beverage Retail Sales (8300.41)
- 39) Funeral and Interment Services: Undertaking (8300.44)
- 40) Gasoline Sales, Small: Restricted (8300.46)
- 41) Greenhouse (8150.6.3)
- 42) Home Garden (8150.6.4) {CONDITIONAL USE}
- 43) Laundry Services (8300.48)
- 44) Library Services and Community Centers (8250.11)
- 45) Light Public Protection and Utility: General (8250.12)
- 46) Light Public Protection and Utility: Restricted (8250.13)
- 47) Lodging Accommodations: Bed and Breakfast (8300.49)
- 48) Lodging Accommodations: Commercial Lodging (8300.51)
- 49) Low Impact Institutional: Neighborhood Related (8250.14)
- 50) Medical Services: General (8300.52)
- 51) Medical Services: Restricted (8300.53)
- 52) Moderate Impact Institutional (8250.15) {SPECIAL PERMIT}

- 53) Murals (8250.16) {CONDITIONAL USE}
- 54) Outdoor Sales and Display, and Outdoor Storage (8300.54) {CONDITIONAL USE}
- 55) Participant Recreation and Entertainment: Indoor (8300.55)
- 56) Participant Recreation and Entertainment: Outdoor (8300.56) {SPECIAL PERMIT}
- 57) Personal Services: General (8300.58)
- 58) Personal Services: Restricted (8300.59)
- 59) Personal Storage (8300.60) {CONDITIONAL USE}
- 60) Rainwater Harvesting (8150.7.1) {CONDITIONAL USE}
- 61) Repair Services: Consumer (8300.61)
- 62) Research Services: Restricted (8300.62)
- 63) Retail Sales and Services: General (8300.63)
- 64) Retail Sales and Services: Pawn Shops (8300.65)
- 65) Roof Garden (8150.7.2) {CONDITIONAL USE}
- 66) Senior Independent Living (8200.13)
- 67) Signs: Non-Accessory (8300.66) {CONDITIONAL USE}
- 68) Spectator Sports and Entertainment: General (8300.67) {SPECIAL PERMIT}
- 69) Spectator Sports and Entertainment: High Impact (8300.68) {SPECIAL PERMIT}
- 70) Spectator Sports and Entertainment: Restricted (8300.69)
- 71) Transportation Facilities: Aircraft (8400.2) {SPECIAL PERMIT}
- 72) Transportation Facilities: Surface Passenger (8400.3) {SPECIAL PERMIT}
- 73) Urban Farm (8150.9) {CONDITIONAL USE}

2. Maximum Building Height:

Per Ordinance

3. Maximum Building Size:

Per ordinance

4. Maximum Number of Buildings:

Per ordinance

5. Building Setback Lines

Front Yard: 25 feet

Rear Yard: Per Ordinance

Side Yard: Per Ordinance

6. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Signs shall comply with the OKC Municipal Code except that off-premise signs/billboards and EMD signs are not permitted

9. Access:

Per ordinance

10. Sidewalks

Sidewalks shall be required subject to the policies and procedures of the Public Works Department.

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/or 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 ordinance

3. Street Improvements:

None

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:

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

6. Parking:

Parking shall conform to ordinance requirements.

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:

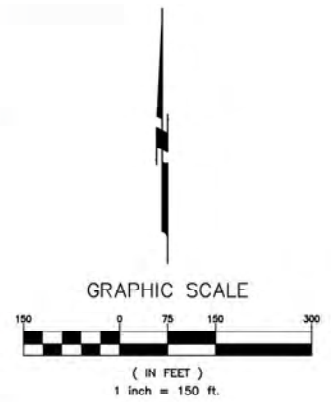
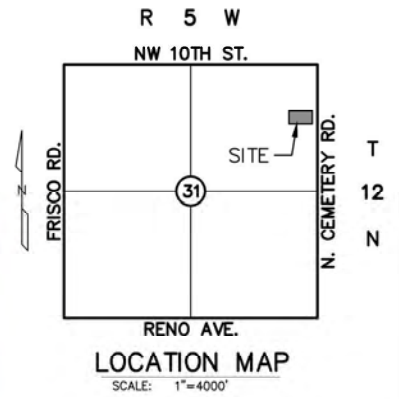
Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

EXHIBIT B



Proj. No.: 26-007
 Date: 5.7.2026
 Scale: (Horiz.) 1"=150'
 (Vert.) N/A
 Drawn By: BAC
 Checked By: TM
 Approved By: MCG

801 N CEMETERY RD. OKC, CANADIAN CO.,
OKLAHOMA

SITE PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road
 Yukon, OK 73099
 Phone: (405) 265-0641
 Fax: (405) 265-0649

GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

**EXH
B**

Caseno	Owner	Mailing Address	City	Zipcode
SPUD-1845	GRUBBS CONSULTING, LLC, MARK GRUBBS	1800 S SARA RD	YUKON, OK	73099
SPUD-1845	YUKON SCHOOL DISTRICT, DR JASON SIMEROTH	600 MAPLE STREET	YUKON, OK	73099
SPUD-1845	AUTHENTIC CUSTOM HOMES LLC	2422 NW 178TH ST	EDMOND, OK	73012
SPUD-1845	CITY OF YUKON-OFFICE OF THE CITY CLERK	500 W MAIN ST	YUKON, OK	73099
SPUD-1845	DECKER CENTER LLC	10601 S WESTERN AVE	OKLAHOMA CITY, OK	73170
SPUD-1845	FULL GOSPEL OF CHRIST MINISTRIES INC	817 N CEMETERY RD	YUKON, OK	73099
SPUD-1845	GARY OWENS DEVELOPMENT INC	PO BOX 283	MUSTANG, OK	73064
SPUD-1845	JOHN M BEAL & RUTH E BEAL	13200 FIDLER RD	YUKON, OK	73099
SPUD-1845	LEO BRADLEY LIVING TRUST ETAL	13175 FIDDLER RD	YUKON, OK	73099
SPUD-1845	PASSION CHURCH YUKON INC	PO BOX 851155	YUKON, OK	73085
SPUD-1845	RITA JO HALBERT ETAL	1600 W HWY 66 #C	YUKON, OK	73099
SPUD-1845	STATE OF OKLAHOMA DEPT OF TRANS-LEGAL DIVISION-BUSINESS	200 NE 21ST ST	OKLAHOMA CITY, OK	73105
SPUD-1845	TRINITY BAPTIST CHURCH OF YUKON	PO BOX 850620	YUKON, OK	73085
SPUD-1845	VIRGINIA KOEHN TRUST	7625 CLAYTON DR	OKLAHOMA CITY, OK	73132
SPUD-1845	WAGON CREEK HOLDINGS LLC	PO BOX 924	ELK CITY, OK	73648
SPUD-1845	WEDMAN FAMILY LAND LLC, LAURENCE D WEDMAN	721 VILLA AVE	YUKON, OK	73099

APPROVED

08-18-2026

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1845

MASTER DESIGN STATEMENT FOR

801 N. CEMETERY ROAD

June 10, 2026

July 03, 2026

PREPARED FOR:

Gary Owens Development, Inc.

P. O. Box 283

Mustang, OK 73064

PREPARED BY:

Grubbs Consulting LLC

1800 S. Sara Road

Yukon, OK 73099

Phone: (405) 265-0641

mark.grubbs@gc-okc.com

SPUD-1845 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 uses will be the only uses permitted on this site:

- 1) Administrative and Professional Offices (8300.1)
- 2) Adult Day Care Facilities (8300.2)
- 3) Alcoholic Beverage Retail Sales (8300.5)
- 4) Animal Sales and Services: Grooming (8300.8)
- 5) Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- 6) Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
{CONDITIONAL USE}

- 7) Automotive and Equipment: Automobile Dealerships and Malls (8300.18) {SPECIAL PERMIT}
- 8) Building Maintenance Services (8300.23)
- 9) Business Support Services (8300.24)
- 10) Child Care Centers (8300.25)
- 11) Communications Services: Antennas (8300.27) {CONDITIONAL USE}
- 12) Communications Services: Limited (8300.29)
- 13) Communications Services: Telecommunication Towers (8300.30) {CONDITIONAL USE}
- 14) Community Garden (8150.6.1) {CONDITIONAL USE}
- 15) Community Recreation: Property Owners Association (8250.3)
- 16) Community Recreation: Restricted (8250.4)
- 17) Convenience Sales and Personal Services (8300.32)
- 18) Cultural Exhibits (8250.5)
- 19) Custom Manufacturing (8350.3)
- 20) Dwelling Units and Mixed Uses (8200.2)
- 21) Eating Establishments: Drive-In (8300.34)
- 22) Eating Establishments: Fast Food (8300.35)
- 23) Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36)
- 24) Eating Establishments: Sitdown (8300.37)
- 25) Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- 26) Food and Beverage Retail Sales (8300.41)
- 27) Funeral and Interment Services: Undertaking (8300.44)
- 28) Gasoline Sales, Small: Restricted (8300.46)
- 29) Laundry Services (8300.48)
- 30) Library Services and Community Centers (8250.11)
- 31) Light Public Protection and Utility: General (8250.12)
- 32) Light Public Protection and Utility: Restricted (8250.13)
- 33) Lodging Accommodations: Bed and Breakfast (8300.49)
- 34) Lodging Accommodations: Commercial Lodging (8300.51)
- 35) Low Impact Institutional: Neighborhood Related (8250.14)
- 36) Medical Services: General (8300.52)

- 37) Medical Services: Restricted (8300.53)
- 38) Murals (8250.16) {CONDITIONAL USE}
- 39) Outdoor Sales and Display, and Outdoor Storage (8300.54) {CONDITIONAL USE}
- 40) Participant Recreation and Entertainment: Indoor (8300.55)
- 41) Personal Services: General (8300.58)
- 42) Personal Services: Restricted (8300.59)
- 43) Personal Storage (8300.60) {CONDITIONAL USE}
- 44) Repair Services: Consumer (8300.61)
- 45) Research Services: Restricted (8300.62)
- 46) Retail Sales and Services: General (8300.63)
- 47) Retail Sales and Services: Pawn Shops (8300.65)
- 48) Senior Independent Living (8200.13)
- 49) Spectator Sports and Entertainment: Restricted (8300.69)
- 50) Transportation Facilities: Surface Passenger (8400.3) {SPECIAL PERMIT}

1.1 Minimum Lot Size:

Shall be in accordance with the base zoning district regulations.

1.2 Minimum Lot Width:

Shall be in accordance with the base zoning district regulations.

2. Maximum Building Height:

Per Ordinance

3. Maximum Building Size:

Per ordinance

4. Maximum Number of Buildings:

Per ordinance

5. Building Setback Lines

Front Yard: 25 feet

Rear Yard: Per Ordinance

Side Yard: Per Ordinance

6. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Signs shall comply with the OKC Municipal Code except that off-premise signs/billboards and EMD signs are not permitted

9. Access:

A maximum of two access point(s) shall be provided from N. Cemetery Road in accordance with City of Oklahoma City and ADA standards and specifications.

10. Sidewalks

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 Municipal Code and ADA requirements at the time of construction.

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, and/or 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 ordinance

3. Street Improvements:

None

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:

Trash collection facilities in this SPUD shall be in accordance with Chapters 49 and 59 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 the Municipal Code, as amended, at the time of development.

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.

9. Other: Specific Plan shall be required as defined in 59-14150.D for PUD specific plan requirements.

III. Supporting Documents

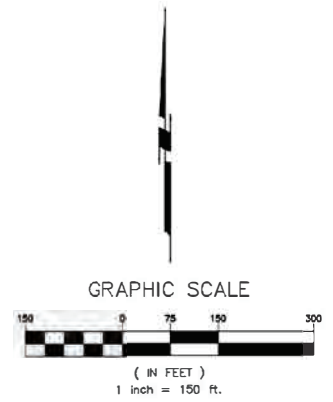
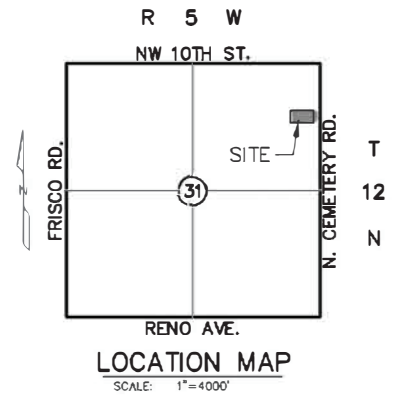
Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1845 Exhibit A - LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit; COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of Section 31; THENCE South $89^{\circ}40'44''$ West along the North line of the Northeast Quarter (NE/4) of said Section 31 a distance of 60.00 feet; THENCE South ($S00^{\circ}01'42''E$ Meas.) and parallel to the East line of the Northeast Quarter (NE/4) of said Section 31 a distance of 1,093.30 feet (Deed) (1,091.85 feet Meas.) to the POINT OF BEGINNING; THENCE South ($S00^{\circ}01'42''E$ Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of said Section 31 a distance of 363.30 feet (Deed) (363.91 feet Meas.); THENCE South $89^{\circ}40'44''$ West (Deed) ($S89^{\circ}35'17''W$ Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.88 feet Meas.); THENCE North ($N00^{\circ}02'13''E$ Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of Section 31 a distance of 363.30 feet (Deed) (363.16 feet Meas.); THENCE North $89^{\circ}40'44''$ East (Deed) ($N89^{\circ}30'56''E$ Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.47 feet Meas.) to the POINT OF BEGINNING.

SPUD-1845 EXHIBIT B



Proj. No.: 26-007
Date: 5.7.2026
Scale: (Horiz.) 1"=150'
(Vert.) N/A
Drawn By: BAC
Checked By: TM
Approved By: MCG

801 N CEMETERY RD. OKC, CANADIAN CO.,
OKLAHOMA

SITE PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0549

GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 05/30/26

**EXH
B**

CASE NUMBER: SPUD-1845

This notice is to inform you that **Mark Grubbs, Grubbs Consulting, LLC, on behalf of Gary Owens Development, Inc.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1845 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 18, 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 located in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit; COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of Section 31; THENCE South 89°40'44" West along the North line of the Northeast Quarter (NE/4) of said Section 31 a distance of 60.00 feet; THENCE South (S00°01'42"E Meas.) and parallel to the East line of the Northeast Quarter (NE/4) of said Section 31 a distance of 1,093.30 feet (Deed) (1,091.85 feet Meas.) to the POINT OF BEGINNING; THENCE South (S00°01'42"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of said Section 31 a distance of 363.30 feet (Deed) (363.91 feet Meas.); THENCE South 89°40'44" West (Deed) (S89°35'17"W Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.88 feet Meas.); THENCE North (N00°02'13"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of Section 31 a distance of 363.30 feet (Deed) (363.16 feet Meas.); THENCE North 89°40'44" East (Deed) (N89°30'56"E Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.47 feet Meas.) to the POINT OF BEGINNING.

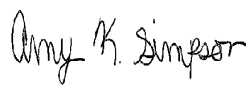
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 21st day of July 2026.

SEAL


Amy K. Simpson, City Clerk



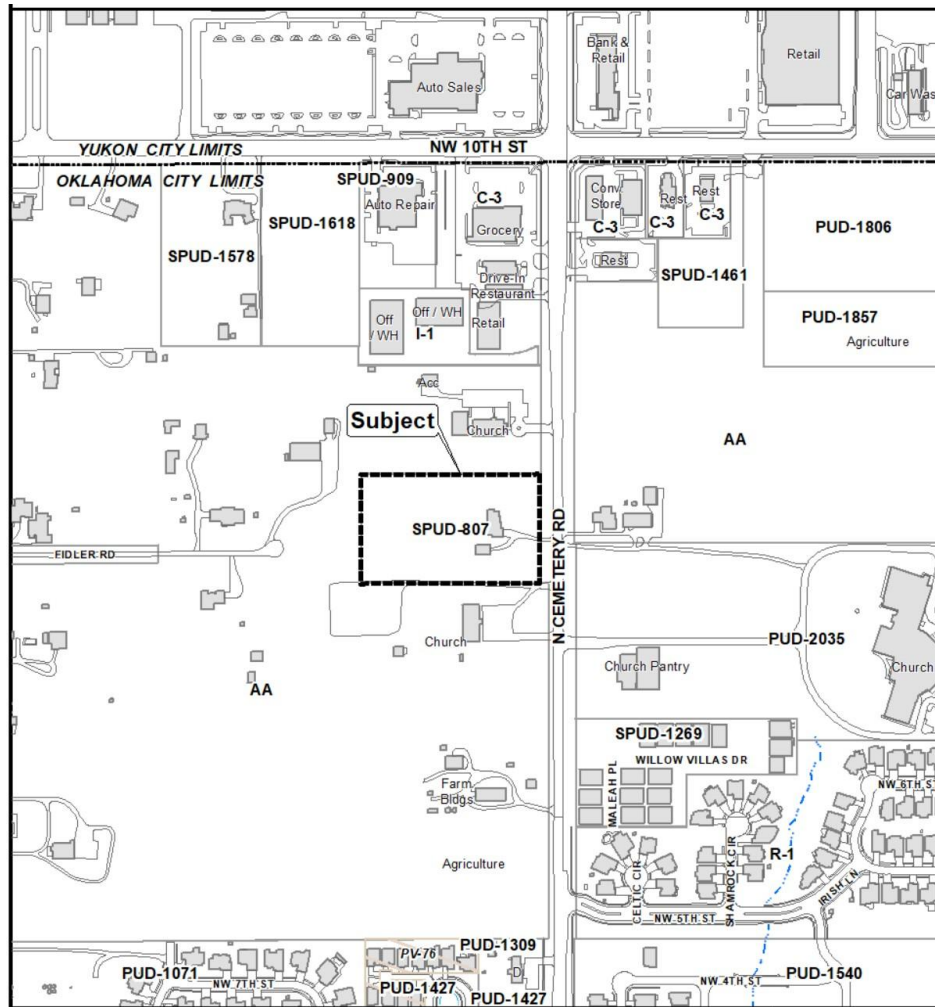
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1845

FROM: SPUD-807 Simplified Planned Unit Development District

TO: SPUD-1845 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 801 North Cemetery Road



FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1845

LOCATION: 801 North Cemetery Road

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-1845 Simplified Planned Unit Development District from SPUD-807 Simplified Planned Unit Development District. A public hearing will be held by the City Council on August 18, 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 located in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit; COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of Section 31; THENCE South 89°40'44" West along the North line of the Northeast Quarter (NE/4) of said Section 31 a distance of 60.00 feet; THENCE South (S00°01'42"E Meas.) and parallel to the East line of the Northeast Quarter (NE/4) of said Section 31 a distance of 1,093.30 feet (Deed) (1,091.85 feet Meas.) to the POINT OF BEGINNING; THENCE South (S00°01'42"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of said Section 31 a distance of 363.30 feet (Deed) (363.91 feet Meas.); THENCE South 89°40'44" West (Deed) (S89°35'17"W Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.88 feet Meas.); THENCE North (N00°02'13"E Meas.) and parallel with the East line of said Northeast Quarter (NE/4) of Section 31 a distance of 363.30 feet (Deed) (363.16 feet Meas.); THENCE North 89°40'44" East (Deed) (N89°30'56"E Meas.) and parallel with the North line of said Northeast Quarter (NE/4) of Section 31 a distance of 600.00 feet (Deed) (599.47 feet Meas.) to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial use and development.

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).

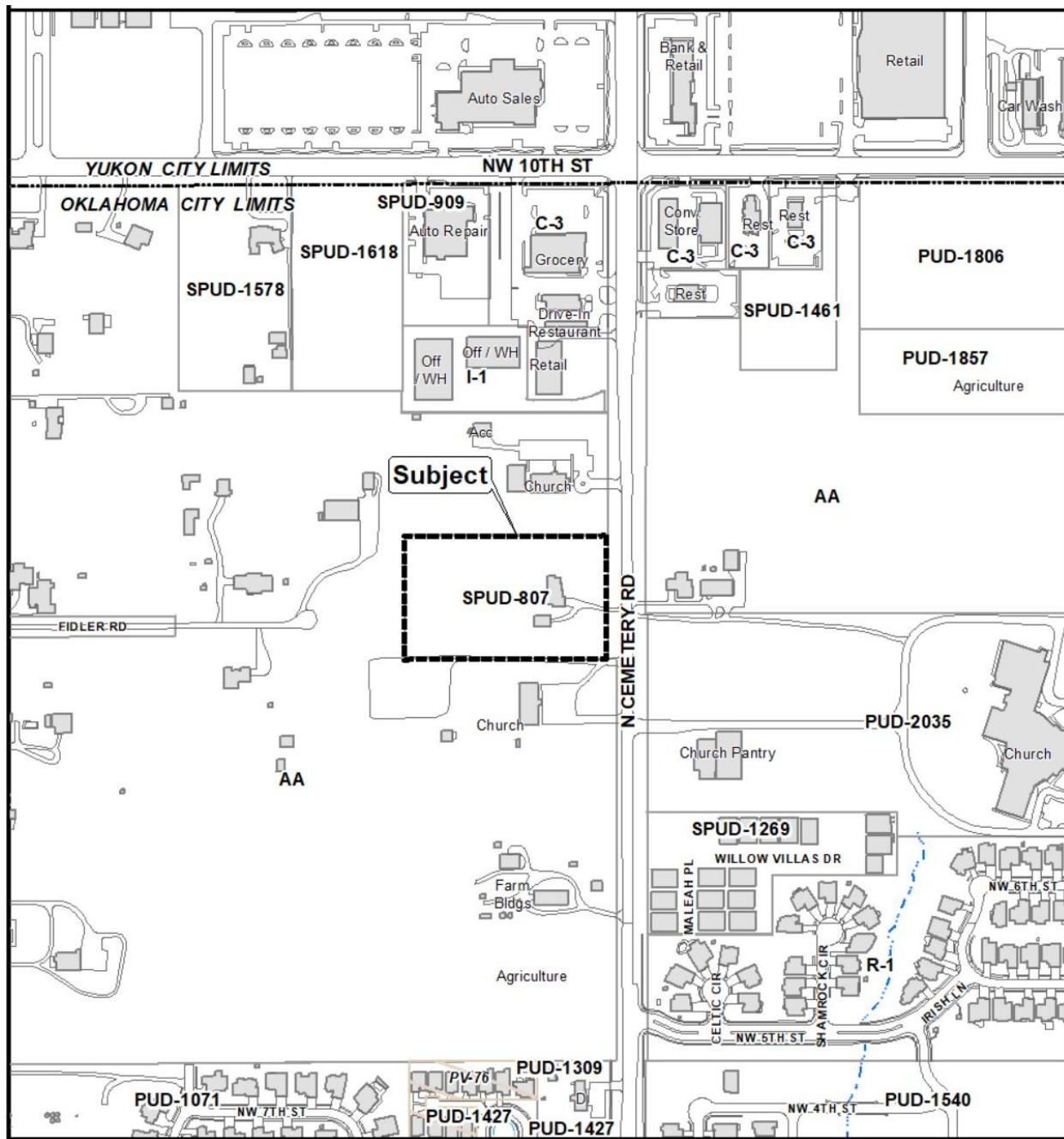
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 21st day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 25, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on June 22, 2026)

8. (SPUD-1845) Application by Gary Owens Development Inc. to rezone 801 North Cemetery Road from SPUD-807 Simplified Planned Unit Development District to SPUD-1845 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Specific plan shall be required as defined in 59-4150.D for PUD specific plan requirements.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY POWERS

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

ABSENT: MILNER, PEVER



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 25, 2026

Item No. IV. 8.

(SPUD-1845) Application by Gary Owens Development Inc to rezone 801 North Cemetery Road from SPUD-807 Simplified Planned Unit Development District to SPUD-1845 Simplified Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Mark Grubbs
Grubbs Consulting, LLC
(405) 265-0641

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow commercial use and development.

B. EXISTING CONDITIONS

1. Size of Site: 5 Acres

2. School District: Yukon

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	SPUD-807	AA	AA	AA	AA
Land Use	Residential	Church	Residential	Church	Residential

4. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

- 1) Administrative and Professional Offices (8300.1)
- 2) Adult Day Care Facilities (8300.2)
- 3) Alcoholic Beverage Retail Sales (8300.5)
- 4) Animal Sales and Services: Grooming (8300.8)
- 5) Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- 6) Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
{CONDITIONAL USE}
- 7) Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
{SPECIAL PERMIT}
- 8) Building Maintenance Services (8300.23)
- 9) Business Support Services (8300.24)
- 10) Child Care Centers (8300.25)
- 11) Communications Services: Antennas (8300.27) {CONDITIONAL USE}
- 12) Communications Services: Limited (8300.29)
- 13) Communications Services: Telecommunication Towers (8300.30)
{CONDITIONAL USE}
- 14) Community Garden (8150.6.1) {CONDITIONAL USE}
- 15) Community Recreation: Property Owners Association (8250.3)
- 16) Community Recreation: Restricted (8250.4)
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- 18) Cultural Exhibits (8250.5)
- 19) Custom Manufacturing (8350.3)
- 20) Dwelling Units and Mixed Uses (8200.2)
- 21) Eating Establishments: Drive-In (8300.34)
- 22) Eating Establishments: Fast Food (8300.35)

- 23) Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36)
- 24) Eating Establishments: Sitdown (8300.37)
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- 29) Laundry Services (8300.48)
- 30) Library Services and Community Centers (8250.11)
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- 48) Senior Independent Living (8200.13)
- 49) Spectator Sports and Entertainment: Restricted (8300.69)
- 50) Transportation Facilities: Surface Passenger (8400.3) {SPECIAL PERMIT}

1.1 Minimum Lot Size:

Shall be in accordance with the base zoning district regulations.

1.2 Minimum Lot Width:

Shall be in accordance with the base zoning district regulations.

2. Maximum Building Height:

Per Ordinance

3. Maximum Building Size:

Per ordinance

4. Maximum Number of Buildings:

Per ordinance

5. Building Setback Lines

Front Yard: 25 feet

Rear Yard: Per Ordinance

Side Yard: Per Ordinance

6. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Signs shall comply with the OKC Municipal Code except that off-premise signs/billboards and EMD signs are not permitted

9. Access:

A maximum of two access point(s) shall be provided from N. Cemetery Road in accordance with City of Oklahoma City and ADA standards and specifications.

10. Sidewalks

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 Municipal Code and ADA requirements at the time of construction.

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, and/or 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 ordinance

3. Street Improvements:

None

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:

Trash collection facilities in this SPUD shall be in accordance with Chapters 49 and 59 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 the Municipal Code, as amended, at the time of development.

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: Site Plan

D. REVIEW COMMENTS

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

1. Airports: No objection.

2. Fire (OCFD): No objection.

3. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and

approved by the Public Works Department.

- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 16” water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
2. If a larger main than 12-inch is required, the developer may make an application under the Policy “A-1” program for OCWUT participation in construction costs if an oversized is required. Approval will be subject to funding availability but will not be granted for oversized mains that are necessary to provide additional capacity for the development or other developer owned property.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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).
9. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
10. Plat may be revised after review and approval of utility plans.
11. Water extension along N Cemetery Rd is required.

c. Wastewater Availability:

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

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.

Location:

- Support limited amounts of commercial in rural areas appropriate to the needs of rural residents and passersby. Commercial uses in rural areas should be located in small clusters either on uninterrupted arterials or at freeway interchanges.

National, state, and local permitting require basic best management practices for stormwater management. The subject site is located along the west side of North Cemetery Road, an arterial street in the Rural Medium LUTA.

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

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow commercial development, governed by the C-3 District. The site plan associated with the application does not illustrate intended development. The Master Design Statement proposes maintaining the base C-3 District requirements for setbacks, open space, maximum building height, and maximum building size. The base C-3 District requires step-downs in maximum building height adjacent to the AA District.*

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 west side of North Cemetery Road, a Major Arterial Street in the Rural Medium LUTA. No triggers requiring mitigation related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD is requested to allow commercial development, governed by the C-3 District. The site plan associated with the application does not illustrate intended development. Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. The nearest home is approximately 400 feet west of the subject site. The Master Design Statement proposes maintaining the base C-3 District requirements for setbacks, screening, landscaping, site lighting, and dumpsters.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Rural Response*

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: The subject site is located along the west side of North Cemetery Road, a Major Arterial Street in the Rural Medium LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Support limited amounts of commercial (one to two acres per use) in rural areas appropriate to the needs of rural residents. Commercial uses in rural areas should be located on major, uninterrupted arterials or at freeway interchanges. (SU-46)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)

b. Plan Conformance Considerations

The subject site is located along the west side of North Cemetery Road, south of NW 10th Street. The site was rezoned from AA to SPUD-807 in 2015 to allow only personal storage and outdoor storage of automotive, boat, trailer, and recreational vehicles. SPUD-807 was governed by the C-3 District. The site is currently developed with a single-family residence and a metal shop building. Surrounding land to the north, south, and west is zoned AA. Abutting properties to the north and south are developed with churches. West of the site are rural residences that are accessed from the west along a private Fidler Road. Across North Cemetery Road, to the east, are a single-family residence zoned AA and a church and associated pantry zoned PUD-2035 (2024). North of the site, along the NW 10th Street corridor, are a mixture of retail, restaurant, industrial and office / warehouse uses. Land north of NW 10th Street is within Yukon city limits.

This application was initially submitted as a request to rezone to the C-3 District, but was converted to a SPUD at staff's suggestion. The new SPUD is requested to allow commercial development, governed by the C-3 District. The Master Design Statement proposes maintaining the base C-3 District requirements for setbacks, open space, maximum building height, and maximum building size. The base C-3 District requires step-downs in maximum building height adjacent to the AA District. Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. The nearest home is approximately 400 feet west of the subject site. The Master Design Statement proposes maintaining the base C-3 District requirements for screening, landscaping, site lighting, and dumpsters. The proposed uses are more consistent with development along NW 10th Street than the abutting properties.

It was unknown at the time of review how the site would be developed, as the site plan does not illustrate intended development. However, the application has been modified since initial submission to remove some of the proposed uses including agricultural processing, composting, parking lots/garages, blood centers, and uses that would require a Special Permit, such as drinking establishments, moderate impact institutional, and outdoor/high impact spectator sports and participant recreation uses. The SPUD has also been modified to limit the percentage of architectural metal allowed, and limit the number of access points to two.

E. STAFF RECOMMENDATION

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

Approval of the application.

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-1845 Applicant: Gary Owens Development, Inc.
Existing Zoning: SPUD-807
Location: 801 N. Cemetery Rd.

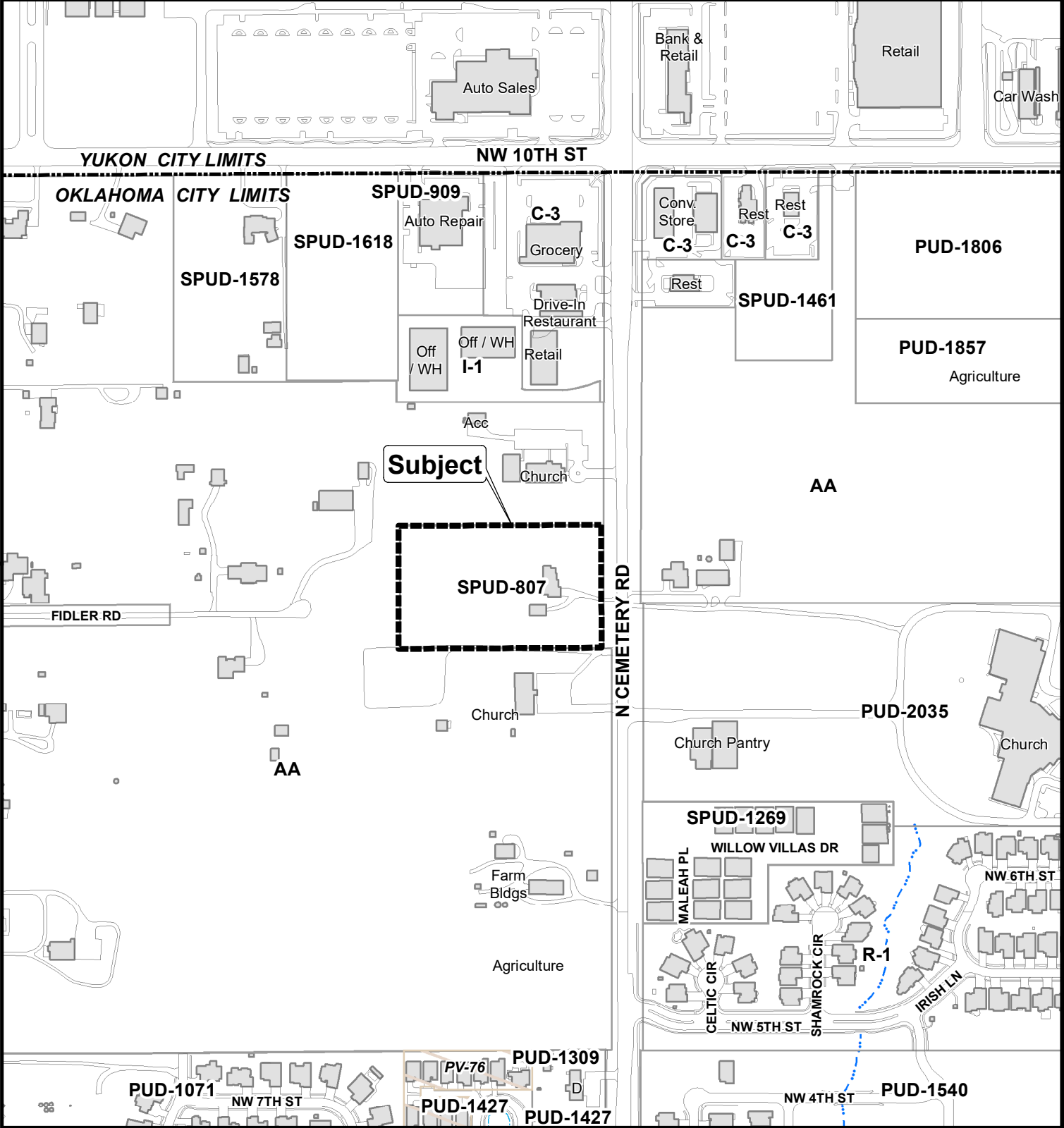
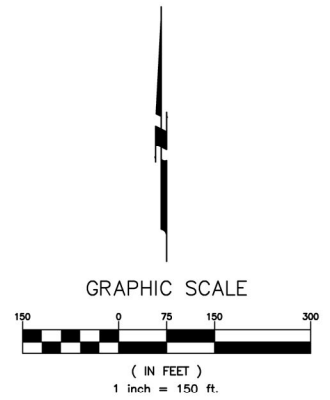
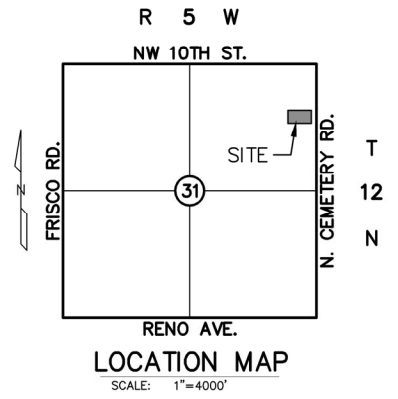


EXHIBIT B



Proj. No.: 26-007
 Date: 5.7.2026
 Scale: (Horiz.) 1"=150'
 (Vert.) N/A
 Drawn By: BAC
 Checked By: TM
 Approved By: MCG

801 N CEMETERY RD. OKC, CANADIAN CO.,
OKLAHOMA

SITE PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING

1000 S. Sara Road
 Yukon, OK 73099
 Phone: (405) 265-0641
 Fax: (405) 265-0649

GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

**EXH
B**

Case No: SPUD-1845 Applicant: Gary Owens Development, Inc.
Existing Zoning: SPUD-807
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Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

