

February 23, 2018

City of Oklahoma City
Planning & Community Development Department
Planning Commission
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: 1117 N W 56th Street: SPUD Submittal

Dear JJ:

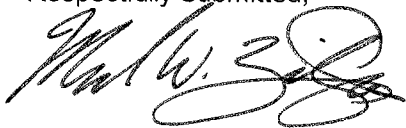
On behalf of our clients, Split T Center, LLC, we are submitting a request for a SPUD application to be reviewed and approved by the Planning Commission in order to proceed with the development of a vacant lot located at 1117 NW 56th Street. The subject site will consist of 4 single family homes. The subject property is zoned as part of an SPUD to allow a parking lot and limited commercial uses. The SPUD limits the uses to single family residential which is consistent with the Meadowbrook Acres neighborhood.

Please find attached the following submittal documents for the above referenced project:

- 8 copies of the design statement
- 8 copies of the full-sized Master Development Plan (reduced and attached to each PUD)
- 2 original plus 1 copy of the Rezoning Application (including legal description)
- 2 copies of a 300-foot Radius Ownership List
- 2 copies of each Warranty Deed
- 2 copies of the Letter of Authorization
- 1 Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **April 12, 2018**. Should you have any questions or comments, please feel free to contact this office.

Respectfully Submitted,



Timothy W. Johnson, P.E., President
JOHNSON & ASSOCIATES, INC.

cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.
File: 3986 000/PUD

**Split T Center, LLC
2311 NW 59th Street
Oklahoma City, OK 73112
PH (405)621-9000**

December 28, 2017

City of Oklahoma City
Planning & Zoning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambliss

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates, Inc. to act as agents on our behalf in the submittal and processing of this rezoning application and subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



cc: Mark Zitzow, Johnson & Associates, Inc.
File: 3986 000/C

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2311 NW 59th Street
Oklahoma City, OK 73112
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The City of Oklahoma City
 Development Services Department
 Subdivision & Zoning Division
 420 West Main St., Suite 910
 OKC, OK 73102
 405-297-2623

	Staff use only
Case # SPUD-	_____
Date Filed	_____
Ward #	_____
Nbrhd Area	_____
School District	_____
Existing Zoning	_____

APPLICATION FOR REZONING TO "SPUD" SIMPLIFIED PLANNED UNIT DEVELOPMENT

Name of Applicant: Split T Center, LLC by Johnson and Associates

Address/location of property to be rezoned: 1117 NW 56th Street

Legal Description of property to be rezoned: See attached

Size of Property (property cannot exceed 5 acres): 0.4218 acres

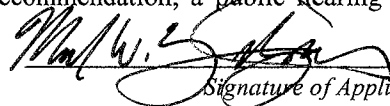
Present Use of Property: Vacant Proposed Use: 4 Single Family Units

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

- a) Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to lanc.gross@okc.gov
- b) Two (2) copies of the deed(s) of the property sought to be rezoned.
- c) Two (2) copies of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST** ALSO contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- d) If the applicant is not the owner of the property, (2) copies of a letter of authorization from the owner are required.
- e) A filing fee of \$1,800.00.
- f) Ten (10) copies of the attached Master Design Statement and any other supporting maps, exhibits, etc. The Master Design Statement **must** be typed.
- g) Traffic Impact Analysis (Exemptions for this TIA are attached)

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is approximately four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓



Signature of Applicant

Johnson and Associates

Applicant's Name (please print)

1 East Sheridan Ave.

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

Phone: **405-235-7085**

E-Mail: **mzitzow@jaokc.com**



The City of Oklahoma City
 Development Services Department
 Subdivision & Zoning Division
 420 West Main St., Suite 910
 OKC, OK 73102
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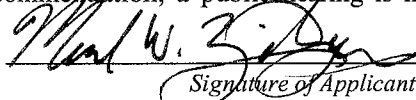
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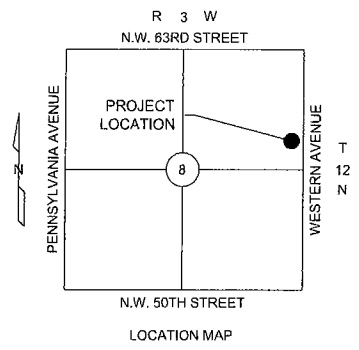
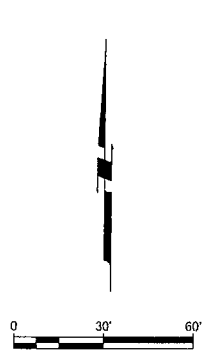
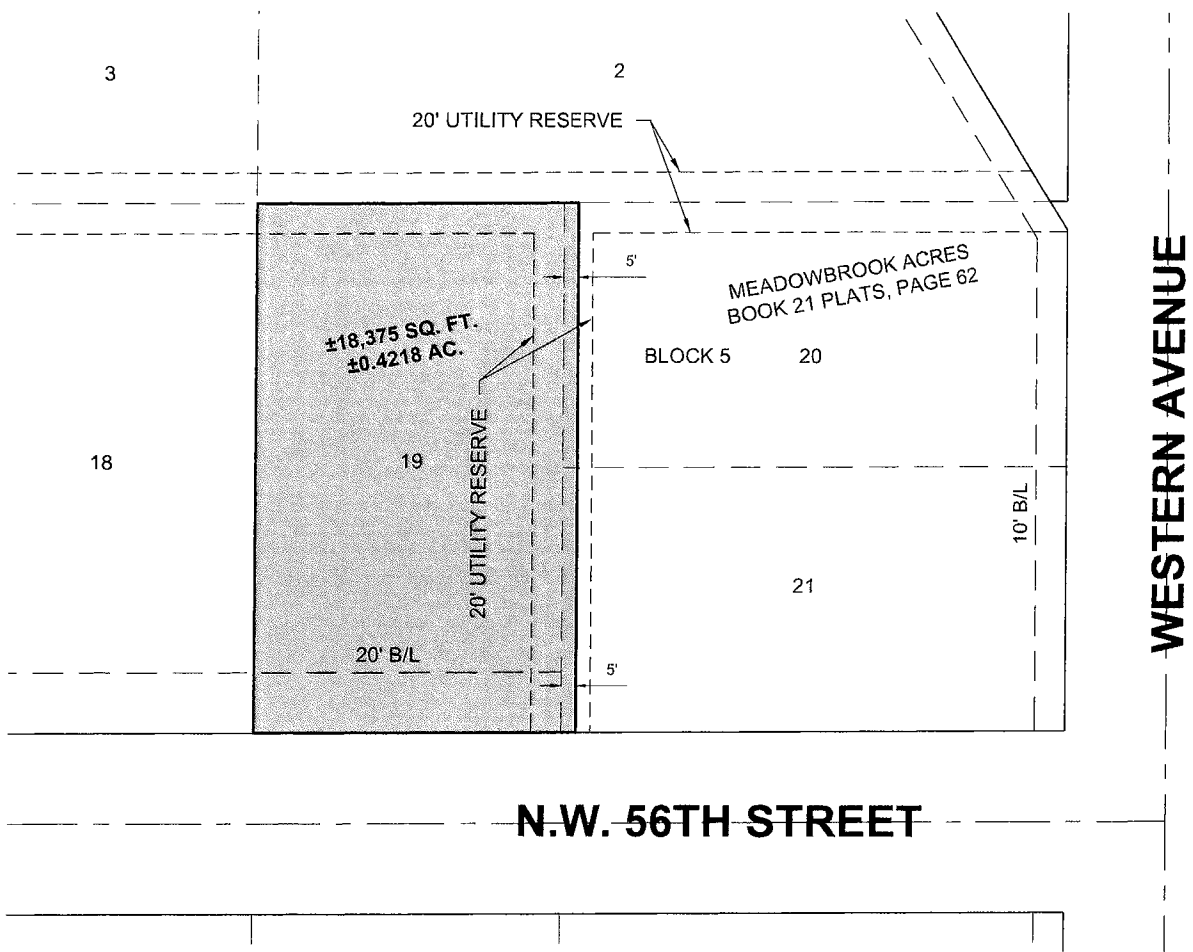
LEGAL DESCRIPTION

Meadowbrook Acres
Lot 19 Block 5

February 22, 2018

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of Lot Nineteen (19) and the West 5.00 feet of Lots Twenty (20) and Twenty-one (21), Block Five (5) as shown on the plat MEADOWBROOK ACRES recorded in Book 21 of plats, Page 62.

Said tract of land containing 18,375 square feet or 0.4218 acres, more or less.



ACAD FILE: S:\Civil 3D proj\3986\3986-lot split.dwg, 2/22/2018 8:39 AM, Matt Johnson
 XREFS LOADED: 3986-bdy.dwg

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Proj. No.: 3986
 Date: 2-22-18
 Scale: 1"=60'

MEADOWBROOK ACRES
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
LOT 19 BLOCK 5

Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 08-30-2019
 ENGINEERS SURVEYORS PLANNERS

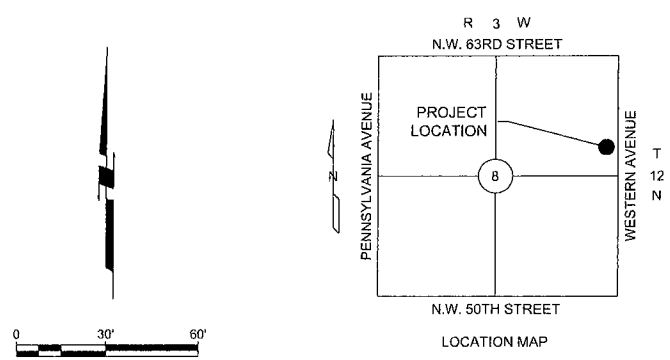
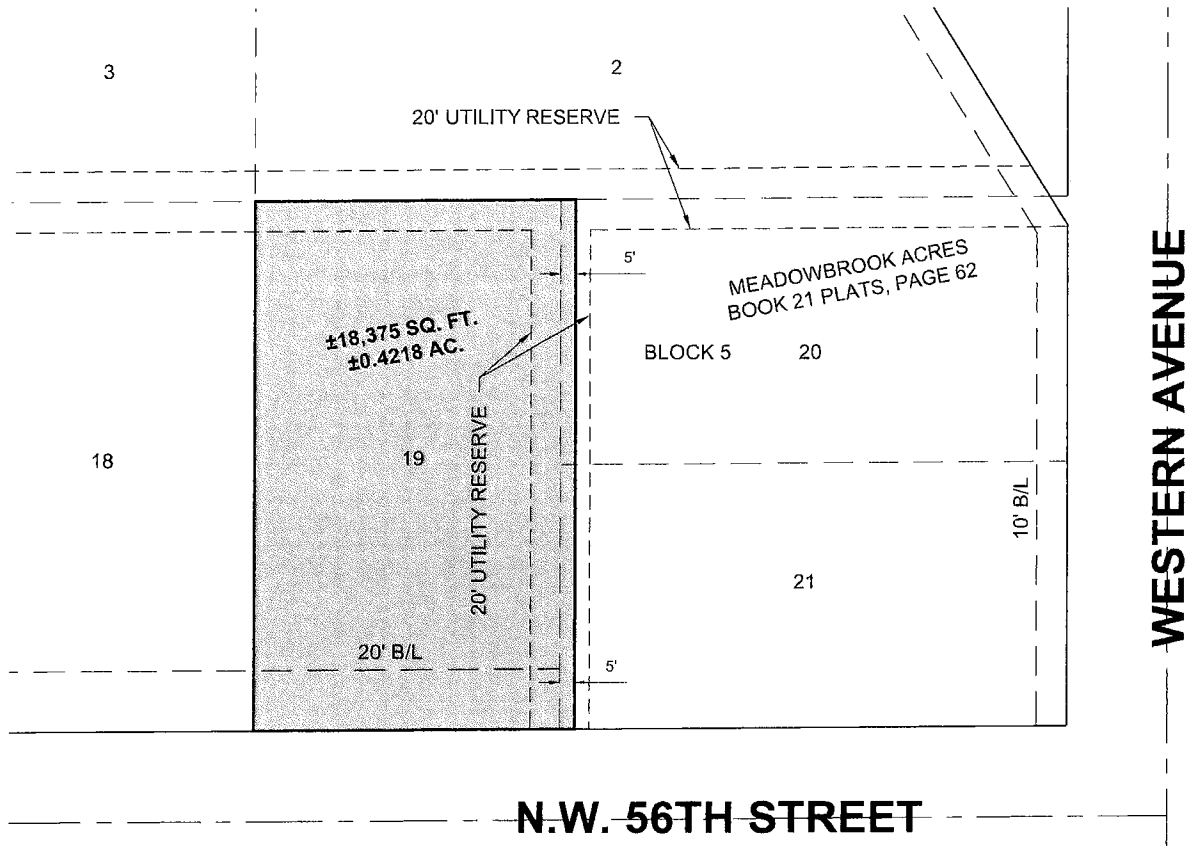
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 Date: 2-22-18
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MEADOWBROOK ACRES
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
LOT 19 BLOCK 5

Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-6075 FAX (405) 235-6078 www.jaolc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2019
 ENGINEERS SURVEYORS PLANNERS

OWNERSHIP LIST
2296918-OK99

EFFECTIVE DATE: FEBRUARY 14, 2018
DATE PREPARED: FEBRUARY 20, 2018

Map #	Account #	Name	Mailing Address	City	State	Zip Code	Subname	Block	Lot	Legal	Location
2629	R085272400	OKC CURVE TRIANGLE LLC	180 EAST BROAD ST 21ST FLOOR	COLUMBUS	OH	43215	MEADOWBROOK ACRES	004	000	ALL OF LOTS 1 THRU 8 & LOTS 15 THRU 17 & E/2 OF LOT 14 BLK 4 & PT OF VACATED GRAND BLVD DESCRIBED AS BEG NW/C LOT 8 TH E757.39FT SELY410.74FT W424.18FT N175FT W550FT N175FT TO BEG PLUS PT NE4 SEC 8 12	5801 NW GRAND BLVD OKLAHOMA CITY
2629	R085274500	B R POLK INC	5715 N WESTERN AVE STE C	OKLAHOMA CITY	OK	731181239	MEADOWBROOK ACRES	005	000	LOTS 1 & 2 PLUS PT VAC GRAND BLVD BEING W50FT EXTENDING BETWEEN S LINE NW 57TH STREET EXTENDED ELY & S LINE LOT 2 BLK 5 EXTENDED ELY	5715 N WESTERN AVE OKLAHOMA CITY
2629	R085277700	SPLIT T CENTER LLC	2311 NW 59TH ST	OKLAHOMA CITY	OK	731127345	MEADOWBROOK ACRES	005	000	LOTS 19 20 & 21 SUBJECT	5701 A N WESTERN AVE OKLAHOMA CITY
2629	R085277120	WANZER DAVID & DARA	1133 NW 56TH ST UNIT B	OKLAHOMA CITY	OK	731181234	MEADOWBROOK ACRES	005	000	W50FT OF N86FT & E2.5FT OF W50FT OF S89FT OF LOT 16	1133 B NW 56TH ST OKLAHOMA CITY
2629	R085277100	GROENDYKE JOHN H TRS / GROENDYKE J HAYDEN REV TRUST	1131 NW 56TH ST UNIT B	OKLAHOMA CITY	OK	731181232	MEADOWBROOK ACRES	005	000	E50FT OF N86FT & W2.5FT OF E50FT OF S89FT OF LOT 16	1131 B NW 56TH ST OKLAHOMA CITY
2629	R085277110	PLAFKER TRUST	1131 NW 56TH ST UNIT A	OKLAHOMA CITY	OK	731181232	MEADOWBROOK ACRES	005	000	E47.5FT OF S89FT OF LOT 16	1131 A NW 56TH ST OKLAHOMA CITY
2629	R085277105	MOLINA DANIEL , GADDY JASMINE	12161 RATHMORE DR	EL PASO	TX	799288610	MEADOWBROOK ACRES	005	000	W47.5FT OF S89FT OF LOT 16	1133 A NW 56TH ST OKLAHOMA CITY
2629	R085274800	B R POLK INC	5715 N WESTERN AVE STE C	OKLAHOMA CITY	OK	731181239	MEADOWBROOK ACRES	005	003	E 1/2	1128 NW 57TH ST OKLAHOMA CITY
2629	R085274700	B R POLK INC	5715 N WESTERN AVE STE C	OKLAHOMA CITY	OK	731181239	MEADOWBROOK ACRES	005	003	W 1/2	1132 NW 57TH ST OKLAHOMA CITY
2629	R085275000	SHURTZ STEVEN H & SUSAN K TRS /SHURTZ STEVEN H & SUSAN K LIVING TRUST	4155 OVERDALE DR	GILLETTE	WY	827187636	MEADOWBROOK ACRES	005	004	E50FT	1134 NW 57TH ST OKLAHOMA CITY
2629	R085274900	BRANDON CARL	1728 NW 40TH ST	OKLAHOMA CITY	OK	731182632	MEADOWBROOK ACRES	005	004	W 1/2	1136 NW 57TH ST OKLAHOMA CITY
2629	R085275100	HARPER DENNIS R & LUANN L	1138 NW 57TH ST	OKLAHOMA CITY	OK	731181224	MEADOWBROOK ACRES	005	005	E 1/2	1138 NW 57TH ST OKLAHOMA CITY

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2629	R085275300	NICHOLS BRITNEY L	1142 NW 57TH ST	OKLAHOMA CITY	OK	731181224	MEADOWBROOK ACRES	005	006	E 1/2	1142 NW 57TH ST OKLAHOMA CITY
2629	R085277000	BALE GARY L	1137 NW 56TH ST	OKLAHOMA CITY	OK	731181221	MEADOWBROOK ACRES	005	015	E50FT	1137 NW 56TH ST OKLAHOMA CITY
2629	R085277300	LANDAR LLC	22985 E 1020 RD	CLINTON	OK	736017417	MEADOWBROOK ACRES	005	017	E 1/2	1127 NW 56TH ST OKLAHOMA CITY
2629	R085277200	BRAGG BARRY W & ANNETTE	1129 NW 56TH ST	OKLAHOMA CITY	OK	731181221	MEADOWBROOK ACRES	005	017	W 1/2	1129 NW 56TH ST OKLAHOMA CITY
2629	R085277500	TIMMS RANDY	1123 NW 56TH ST	OKLAHOMA CITY	OK	731181221	MEADOWBROOK ACRES	005	018	E 1/2	1123 NW 56TH ST OKLAHOMA CITY
2629	R085277400	SIGLER SCOT & GINGER	1125 NW 56TH ST	OKLAHOMA CITY	OK	73118	MEADOWBROOK ACRES	005	018	W 1/2	1125 NW 56TH ST OKLAHOMA CITY
2629	R085279400	NVSWONGER PROPERTIES LLC	1120 NW 55TH ST	OKLAHOMA CITY	OK	731184002	MEADOWBROOK ACRES	007	000	LOT 5 PLUS PT SE4 SEC 8 12N 3W BEG 300FT W OF NE/C SE4 TH W206.3FT S75FT E206.3FT N75FT TO BEG	1124 NW 56TH ST OKLAHOMA CITY
2629	R085279000	SRI REAL ESTATE PROPERTIES LLC	PO BOX 2438	OKLAHOMA CITY	OK	731012438	MEADOWBROOK ACRES	007	000	LOTS 1 & 2	5635 N WESTERN AVE OKLAHOMA CITY
2629	R085279100	CHRISSCOTT LP	5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	731184004	MEADOWBROOK ACRES	007	000	LOT 3 EX S11FT	
2629	R085279500	SHELTON CHARLES E JR	3126 W I 44 SERVICE RD	OKLAHOMA CITY	OK	731126242	MEADOWBROOK ACRES	007	000	E50FT LOT 6	1128 NW 56TH ST OKLAHOMA CITY
2629	R085279300	DSW CONSULTING LLC	718 W SHERIDAN AVE	OKLAHOMA CITY	OK	731022412	MEADOWBROOK ACRES	007	000	E50FT OF LOT 4	1118 NW 56TH ST OKLAHOMA CITY
2629	R085279510	FINLEY ROBERT F REV TRUST	2524 LANCASTER LN	OKLAHOMA CITY	OK	731164413	MEADOWBROOK ACRES	007	000	W50FT OF LOT 6	1132 NW 56TH ST OKLAHOMA CITY
2629	R085279200	MCCOURRY WILLIAM R	2817 IRIS LN	KINGSTON	OK	734393900	MEADOWBROOK ACRES	007	004	W 1/2	1120 NW 56TH ST OKLAHOMA CITY
2630	R133047505	VAIN GLORY ENTERPRISES LLC	5625 N WESTERN AVE	OKLAHOMA CITY	OK	731184007	UNPLTD PT SEC 08 12N 3W	000	000	PT SE4 SEC 8 12N 3W BEG NE/C OF SE4 TH W300FT S75FT E300FT N75FT TO BEG PLUS S11FT OF LOT 3 BLK 7 OF MEADOWBROOK ACRES ADDN	5625 N WESTERN AVE OKLAHOMA CITY
2636	R133069953	WESTERN TRIANGLE LLC	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 09 12N 3W	000	000	PT NW4 SEC 9 12N 3W BEG 50FT E OF SW/C NW4 TH NLY100FT ELY156.25FT SELY ON A CURVE 158.67FT TH WLY 278.9FT TO BEG	5620 N WESTERN AVE OKLAHOMA CITY

OWNERSHIP LIST
2296918-OK99

EFFECTIVE DATE: FEBRUARY 14, 2018
DATE PREPARED: FEBRUARY 20, 2018

2636	R133069954	WESTERN TRIANGLE LLC	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 09 12N 3W	000	000	PT NW4 SEC 9 12N 3W BEG 50FT E & 100FT N OF SW/C OF NW4 TH N184.82FT TO S LINE OF GRAND BLVD SLY ALONG S LINE GRAND BLVD 242.27FT WLY 156.25FT TO BEG	5700 N WESTERN AVE OKLAHOMA CITY
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2629	R085279400	NYSWONGER PROPERTIES LLC	1120 NW 55TH ST	OKLAHOMA CITY	OK	731184002	MEADOWBROOK ACRES	007	000	LOT 5 PLUS PT SE4 SEC 8 12N 3W BEG 300FT W OF NE/C SE4 TH W206.3FT S75FT E206.3FT N75FT TO BEG	1124 NW 56TH ST OKLAHOMA CITY
2629	R085279000	SRI REAL ESTATE PROPERTIES LLC	PO BOX 2438	OKLAHOMA CITY	OK	731012438	MEADOWBROOK ACRES	007	000	LOTS 1 & 2	5635 N WESTERN AVE OKLAHOMA CITY
2629	R085279100	CHRISSCOTT LP	5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	731184004	MEADOWBROOK ACRES	007	000	LOT 3 EX S11FT	
2629	R085279500	SHELTON CHARLES E JR	3126 W I 44 SERVICE RD	OKLAHOMA CITY	OK	731126242	MEADOWBROOK ACRES	007	000	E50FT LOT 6	1128 NW 56TH ST OKLAHOMA CITY
2629	R085279300	DSW CONSULTING LLC	718 W SHERIDAN AVE	OKLAHOMA CITY	OK	731022412	MEADOWBROOK ACRES	007	000	E50FT OF LOT 4	1118 NW 56TH ST OKLAHOMA CITY
2629	R085279510	FINLEY ROBERT F REV TRUST	2524 LANCASTER LN	OKLAHOMA CITY	OK	731164413	MEADOWBROOK ACRES	007	000	W50FT OF LOT 6	1132 NW 56TH ST OKLAHOMA CITY
2629	R085279200	MCCOURRY WILLIAM R	2817 IRIS LN	KINGSTON	OK	734393900	MEADOWBROOK ACRES	007	004	W 1/2	1120 NW 56TH ST OKLAHOMA CITY
2630	R133047505	VAIN GLORY ENTERPRISES LLC	5625 N WESTERN AVE	OKLAHOMA CITY	OK	731184007	UNPLTD PT SEC 08 12N 3W	000	000	PT SE4 SEC 8 12N 3W BEG NE/C OF SE4 TH W300FT S75FT E300FT N75FT TO BEG PLUS S11FT OF LOT 3 BLK 7 OF MEADOWBROOK ACRES ADDN	5625 N WESTERN AVE OKLAHOMA CITY
2636	R133069953	WESTERN TRIANGLE LLC	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 09 12N 3W	000	000	PT NW4 SEC 9 12N 3W BEG 50FT E OF SW/C NW4 TH NLY100FT ELY156.25FT SELY ON A CURVE 158.67FT TH WLY 278.9FT TO BEG	5620 N WESTERN AVE OKLAHOMA CITY

OWNERSHIP LIST
2296918-OK99

EFFECTIVE DATE: FEBRUARY 14, 2018
DATE PREPARED: FEBRUARY 20, 2018

2636	R133069954	WESTERN TRIANGLE LLC	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 09 12N 3W	000	000	PT NW4 SEC 9 12N 3W BEG 50FT E & .100FT N OF SW/C OF NW4 TH N184.82FT TO S LINE OF GRAND BLVD SLY ALONG S LINE GRAND BLVD 242.27FT WLY 156.25FT TO BEG	5700 N WESTERN AVE OKLAHOMA CITY
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EXHIBIT "A"

Legal Descriptions

- Tract No. 1: 5709 N. Western, Oklahoma City, Oklahoma
All that part of Lot Twenty (20), of Block Five (5) in MEADOWBROOK ACRES, in Oklahoma County, Oklahoma, according to the plat recorded in Book 21, Page 62 and lying North of a line described as follows: Beginning at a point 22.1 feet North of the southeast corner of Lot 20; thence West to a point in the west line of Lot 20, 21.5 feet North of the southwest corner.
- Tract No. 2: 5701 N. Western, Oklahoma City, Oklahoma
A part of Lots Twenty (20) and Twenty-one (21), of Block Five (5) in MEADOWBROOK ACRES, in Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the southeast corner of Lot 21; thence North along the east line of said Lots 20 and 21 a distance of 109.6 feet to a point 22.1 feet North of the southeast corner of said Lot 20; thence in a westerly direction to a point on the west line of said Lot 20, said point being 66 feet South of the northwest corner of said Lot 20; thence South along the west line of said Lot 20 a distance of 9 feet; thence East and parallel to the south line of said Lot 20 a distance of 67 feet; thence South and parallel to the west line of said Lots 20 and 21 a distance of 100 feet to a point on the south line of said Lot 21; thence East along the south line of said Lot 21 a distance of 100 feet to the point or place of beginning.
- Tract No. 3: 1113 NW 56th Street, Oklahoma City, Oklahoma
The West 67 feet of Lot Twenty-one (21), and the West 67 feet of the South 12.5 feet of Lot Twenty (20) all in Block Five (5) of MEADOWBROOK ACRES addition to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

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

VLK/602185_1.doc

Please return to:
McKinney & Stringer, P.C.
101 North Robinson, Suite 1300
Oklahoma City, OK 73102
Attn: Vickie L. Killer *VLI*

Doc # 2005099337
Bk 9765
Ps 803--804
DATE 06/20/05 15:34:13
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

**WARRANTY DEED
[Corporate Form]**

KNOW ALL MEN BY THESE PRESENTS:

That **Split-T Charcoal Broiler, Inc.**, an Oklahoma corporation, ("Grantor"), in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Split-T Center, LLC**, an Oklahoma limited liability company, of 2311 NW 59th Street, Oklahoma City, Oklahoma 73112 ("Grantee"), the real property situated in Oklahoma County, Oklahoma, more particularly described as shown on the attached Exhibit "A".

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

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 30th day of June, 2005.

SPLIT-T CHARCOAL BROILER, INC.
an Oklahoma corporation

EXEMPT FROM DOCUMENTARY
TAX BY OKLA. TITLE STAT. TITLE 52,
SECTION 1002, PARAGRAPHS 4

By: Donnelle Stephens
Donnelle Stephens, President

STATE OF OKLAHOMA)

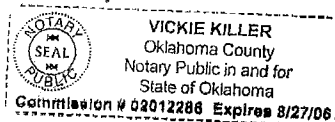
)SS: ACKNOWLEDGMENT

COUNTY OF OKLAHOMA)

Before me, a Notary Public in and for said county and state, on this 30th day of June, 2005, personally appeared Donnelle Stephens, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

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

My commission expires:



Vickie Killer
NOTARY PUBLIC

8/15

EXHIBIT "A"

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

VLK/602185_1.doc

Please return to:
McKinney & Stringer, P.C.
101 North Robinson, Suite 1300
Oklahoma City, OK 73102
Attn: Vickie L. Killer *WJ*