



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

Case #	<u>SP-504</u> <small>Staff use only</small>
Date Filed	<u>1 Feb 18</u>
Ward #	<u>3</u>
Nbrhd Area	<u>Putnam City</u>
School District	<u>I-2</u>
Existing Zoning	<u>I-2</u>

APPLICATION FOR SPECIAL PERMIT

Name of Applicant: RP Oklahoma City LLC

Address/location of property: 1220 Sovereign Row

Proposed Special Permit Use: Please see attached Exhibit C - Program Description

Size of Property (acres or sq. ft.): 1.4348 acres

Present Use of Property: Vacant

THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- 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 john.wilson@okc.gov.
- Two (2) copies of the deed(s) of the property.
- 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.
- If the applicant is not the owner of the property, one letter of authorization from the owner is required.
- A complete site plan showing location of all structures and giving graphic evidence of compliance with all development regulations of the zoning district in which the special permit is to be located, and compliance with the general standards for the specific use including a program description, if required. (§59-9350)
- A filing fee of \$2,700.00

There are two public hearings for consideration of a Special Permit 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: ↓

Mail to: David M. Box, Esq.

Williams, Box, Forshee & Bullard, P.C.

522 Colcord Drive

Oklahoma City, OK 73102

Signature of Applicant

David M. Box on behalf of RP Oklahoma City LLC
 Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

Phone: (405) 232-0080

E-Mail: dmbox@wbflaw.com

LETTER OF AUTHORIZATION

RP Oklahoma City LLC, (the property owner of record) authorizes Dennis R. Box, David M. Box, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 1220 Sovereign Row, Oklahoma City, OK, 73108

By: John W. Braswell
John W. Braswell

Title: Member

Date: 1/23/2018

EXHIBIT A

Legal Description

Legal Description

Lots 4 in Block 12, Installment 4, Metropolitan Industrial Park, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 45 of plats, page 15.



EXHIBIT B

PROPOSED SITE PLAN

- KEY NOTES:**
- 1) CONCRETE SIDEWALK REPLACEMENT
 - 2) TYPE "B" HANDICAP RAMP
 - 3) CONCRETE PAVEMENT
 - 4) FINISHING, 8" PRECASTED CURB LINK W/ AWB EXTENSIONS
 - 5) FINISHING RECONSTRUCTION
 - 6) FINISHING HOANG SLIDE DATE
 - 7) FINISHING SWING DATE
 - 8) C&T CURB REPAIR/SWING RIBBON/ MEDIAN HEIGHT
 - 9) C&T OPERATOR MOTOR
 - 10) GROUND LOOP
 - 11) PAINT MISC. INTERNATIONAL HANDICAP SYMBOL
 - 12) PAINT MISC. 4" WIDE PAINTED YELLOW STRIPE
 - 13) PAINT MISC. 4" WIDE PAINTED YELLOW STRIPE @ 45' SPACES 18" O.C.
 - 14) PAINT MISC. DIRECTIONAL ARROW
 - 15) SHELTER STOP
 - 16) HANDICAP SIGN
 - 17) VAN ACCESSIBLE HANDICAP SIGN
 - 18) OTHER SIG. SEE

CONCRETE PAVEMENT INFILL DETAIL
N.T.S.

CONCRETE SIDEWALK
N.T.S.

GATE CHANNEL
N.T.S.

SIGN SUPPORT & FOUNDATION DETAIL
N.T.S.

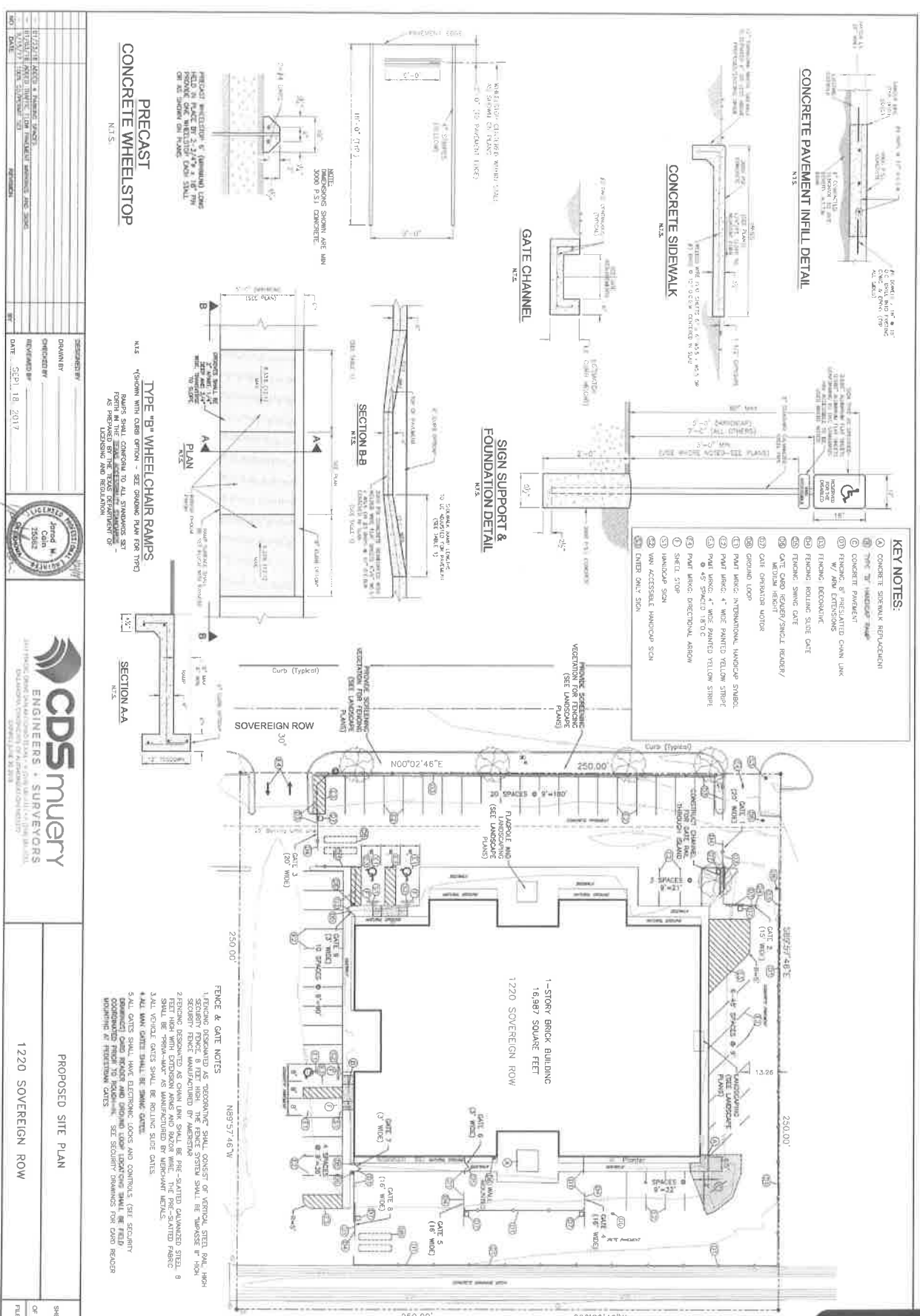
SECTION B-B
N.T.S.

PRECAST CONCRETE WHEEL STOP
N.T.S.

TYPE "B" WHEELCHAIR RAMPS
N.T.S.

*SHOWN WITH CURB OPTION - SEE GRADING PLAN FOR TYPICAL
RAMPS SHALL CONFORM TO ALL STANDARDS SET AS PREPARED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AND REGULATION

- FENCE & GATE NOTES**
1. FENCING DESIGNATED AS "SECURITY" SHALL CONSIST OF VERTICAL STEEL PILL, HIGH SECURITY FENCE MANUFACTURED BY AMERICAN
 2. FENCING DESIGNATED AS CHAIN LINK SHALL BE PRE-SLANTED GALVANIZED STEEL, 9 FEET HIGH WITH EXTENSION WINGS AND BARBS WHITE. THE PRE-SLANTED FABRIC SHALL BE MANUFACTURED BY AMERICAN
 3. ALL VERTICAL GATES SHALL BE ROLLING SLIDE GATES
 4. ALL GATE GATES SHALL BE SWING GATES
 5. ALL GATES SHALL HAVE ELECTRONIC LOCKS AND CONTROLS (SEE SECURITY DRAWINGS) FROM THE "LOCK ROOM". SEE SECURITY DRAWINGS FOR GATE BEGINS AND ENDS OF FENCING GATES



DESIGNED BY	Jared M. Jones
DRAWN BY	Jared M. Jones
CHECKED BY	Jared M. Jones
DATE	SEP 18, 2017



CDS muary
ENGINEERS • SURVEYORS

1220 SOVEREIGN ROW

PROPOSED SITE PLAN

SHEET NO. 2
OF 4 SHEETS

PLANNING
11/15/17
11/15/17

SP 504

EXHIBIT C

PROGRAM DESCRIPTION

SP 504

PROGRAM DESCRIPTION

The proposed facility is to be used primarily as an office space by the Office of Enforcement & Removal Operations ("ERO"). The ERO operates under U.S. Immigration and Customs Enforcement ("ICE"), overseeing programs and conducting operations to identify and apprehend removable aliens, and to remove illegal aliens from the United States.

The ERO will be the only tenant in the facility. The facility will accommodate approximately 65 professionals, most of whom will be involved in administrative and investigative tasks. The operation is that of a normal business and does not routinely require after-hours occupation of the facility. The facility will be utilized for administrative and investigative offices, conferencing, storage, computer rooms, and a fitness center for employees.

A small portion of space will be dedicated to secured interview rooms where interviews may be conducted of individuals brought in by the ERO. However, this is not a detention facility and there are no overnight stays. Individuals brought in for interviews by the ERO are generally transported immediately to alternate facilities, US Marshals, or local law enforcement, if detention is deemed necessary.

Any individuals brought in for interviewing will be placed in a secure environment and accompanied by federal law enforcement officials at all times. Should an emergency arise that requires evacuation of the entire building, the individuals will be removed by the federal law enforcement on-site, and relocated to either temporary or permanent facilities via federal vehicles. The International Building Code (IBC), as well as, the International Fire Code (IFC) and the National Fire Protection Association (NFPA 101) Code, contain provisions for incidental "institutional" uses, or those that maintain populations of individuals that require assistance to evacuate during an emergency. All local, state and federal law enforcement agencies abide by this the code provisions and continually train for emergency situations.

The facility will be renovated and a Knox-box located at the front entry, with an entry door key to facilitate fire and police access after normal business hours. The box is alarmed and monitored by Federal Protective Services (FPS) and tampering or access will result in immediate notification to local law enforcement and local Federal Protection Service (FPS).

The transport, offloading, and interviewing operations are inconspicuous to the public eye. Loading and unloading of vehicles is conducted in a large enclosed "sally port," which conceals the operation from the general public. The building will not have signage indicating the ERO as the tenant. ERO Special Agents operate with and without marked vehicles.

EXHIBIT

tabbies

6

20170703010926220
DEED 07/03/2017
11:50:37 AM Book:13478
Page:1690 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$1575.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Return To:
RP Oklahoma City LLC
1220 Sovereign Row
Oklahoma, OK

**STATUTORY
SPECIAL WARRANTY DEED**

File No.: **NCS-797226-KCTY ()**
Doc Stamps: **\$1,575.00**

Tax ID#: **149882500 (Information Purposes
Only)**

KNOW ALL MEN BY THESE PRESENTS: That **Sovereign of Oklahoma, an Oklahoma limited liability company a/k/a Sovereign of Oklahoma, LLC, an Oklahoma limited liability (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **RP Oklahoma City LLC, a Georgia limited liability company (the "Grantee")**, that certain tract of real property situated in **Oklahoma County, Oklahoma**, to wit:

LOT 4 IN BLOCK 12, INSTALLMENT 5, METROPOLITAN INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 45 OF PLATS, PAGE 15.

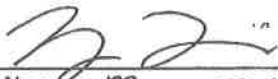
Property Address: **1220 Sovereign Row, Oklahoma, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, SUBJECT TO those matters set forth on Exhibit A attached hereto and incorporated herein by reference; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Signed and delivered this **30th day of June, 2017** .

Sovereign of Oklahoma, an Oklahoma limited liability company a/k/a Sovereign of Oklahoma, LLC, an Oklahoma limited liability company

By: 
Name: Megan McGinnis
Title: Manager

When Recorded Return To: J. Rensch
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 797226

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }
 }
COUNTY OF ~~JACKSON~~ ^{Oklahoma} } ss.
 }

This instrument was acknowledged before me on June 30, 2017,
by Megan McKinias Manager of **Sovereign of Oklahoma, an Oklahoma limited liability company a/k/a Sovereign of Oklahoma, LLC, an Oklahoma limited liability company an Oklahoma limited liability company.**

Jayne K. Hilger
NOTARY PUBLIC Jayne K. Hilger

My Commission
Expires:

Mail Tax Statements To:

JAYNE K. HILGER
Notary Public, State of Oklahoma
Commission # 16007892
My Commission Expires August 25, 2019

EXHIBIT A
PERMITTED EXCEPTIONS

1. This Item has been intentionally deleted.
2. Fees, taxes and assessments made by an taxing authority for the year 2017, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. This item has been intentionally deleted.
7. This item has been intentionally deleted.
8. This item has been intentionally deleted.
9. 25 foot building set back line and as shown on the plat recorded in Book 45 of plats, page 15.
10. Easement for public utilities and drainage over the East 20 feet as shown on the plat recorded in Book 45 of plats, page 15.
11. This item has been intentionally deleted.
12. This item has been intentionally deleted.
13. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by CDS muery on February 13, 2017 last revised March 2, 2017, designated Job Number 317007:
 - (A) Sanitary sewer line at west section of subject property is without benefit of easement;
 - (B) Sanitary sewer manhole at northwest section of subject property is without benefit of easement;
 - (C) Driveway at southwest section of subject property allows for cross access without benefit of easement;
 - (D) A ditch is noted along eastern boundary of subject property.



CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **400** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 23rd day of January, 2018.

AMERICAN EAGLE TITLE INSURANCE COMPANY


KRISTI FRENCH
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on January 31, 2018, by Kristi French, Abstract Manager.


NOTARY PUBLIC



Order No.: 1801-0596-20

19

"EXHIBIT A"

Lot Four (4), Block Twelve (12), INSTALLMENT 5, METROPOLITAN INDUSTRIAL PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 45 of plats, page 15.

"Exhibit B"

Dated: 1/31/2018

Order No. 1801-0596-20

<p>✓ RP OKLAHOMA CITY LLC 1220 SOVEREIGN ROW OKLAHOMA CITY, OK 73108-1823</p>	<p>LOT 004 BLOCK 012 METROPOLITAN IND PK INST #5 (SUBJECT PROPERTY)</p>
<p>✗ ADVANCED FINANCIAL SOLUTIONS INC C/O FIS RE OPERATIONS C HERNANDEZ 2001 SUMMIT PARK DR ORLANDO, FL 32810</p>	<p>LOT 000 BLOCK 012 LOTS 2 & 3 METROPOLITAN IND PK INST #5</p>
<p>✓ SOVEREIGN OF OKLAHOMA LLC PO BOX 22546 OKLAHOMA CITY, OK 73123-1546</p>	<p>LOT 005 BLOCK 012 METROPOLITAN IND PK INST #5</p>
<p>✗ PARKWAY BUILDING INC C/O JOSEPH D MCKEAN JR MD 2601 MEADOW VIEW RD EDMOND, OK 73013-7855</p>	<p>LOT 000 BLOCK 013 PT OF LOT 2 BEG 275FT S OF NW/C LOT 2 TH E631.21FT S271.65FT SWLY34.61FT NW256.06FT W325.13FT NWLY35.40FT N250FT TO BEG METROPOLITAN IND PK INST #5</p>
<p>✓ SOVEREIGN REALTY INVESTORS LLC PO BOX 54390 OKLAHOMA CITY, OK 73154-1390</p>	<p>LOT 000 BLOCK 013 PT LOTS 2 & 3 BEG NE/C OF LOT 2 TH S273.35FT W281.08FT N355.51FT E282.07FT S81.43FT TO BEG CONT 100000.006 SQ FT MORE OR LESS METROPOLITAN IND PK INST #5</p>
<p>✓ ELLISON EUDY INTERESTS LLC 1217 SOVEREIGN ROW STE 107 OKLAHOMA CITY, OK 73108-1834</p>	<p>LOT 000 BLOCK 013 PT LOT 3 BEG 81.43FT N OF SW/C OF SD LOT TH N281.00FT E126.40FT S281.00FT W126.07FT TO BEG SUBJ TO EASEMENTS OF RECORD METROPOLITAN IND PK INST #5</p>
<p>✗ BRINLEE GERALD & OPHELIA 828 S AIR DEPOT BLVD MIDWEST CITY, OK 73110-4855</p>	<p>LOT 000 BLOCK 013 PT LOT 3 BEG 81.43FT N OF SE/C TH W156FT N132FT E156FT S132FT TO BEG CONT 20592 SQ FR MORE OR LESS METROPOLITAN IND PK INST #5</p>
<p>BRINLEE GERALD & OPHELIA 828 S AIR DEPOT BLVD MIDWEST CITY, OK 73110-4855</p>	<p>LOT 000 BLOCK 013 PT LOT 3 BEG 213.43FT N OF SE/C TH W156FT N149FT E156FT S149FT TO BEG CONT 23244 SQ FR MORE OR LESS METROPOLITAN IND PK INST #5</p>
<p>○ FITHIAN STEPHEN H & VICKI R OKSPE LLC 3000 RACE ST STE 100 FT WORTH, TX 76111</p>	<p>LOT 000 BLOCK 000 LOT 1 BLK 12 INST #5 PLUS LOT 3 BLK 7 IN INST #2 METROPOLITAN IND PK INST #5</p>
<p>✗ 1301 CORNELL LLC PO BOX 270844 OKLAHOMA CITY, OK 73137-0844</p>	<p>LOT 001 BLOCK 008 METRO INDUSTRIAL PARK INST 3</p>
<p>✓ SEALY OKC METROPOLITAN 1 LLC C/O SEALY & COMPANY 333 TEXAS ST STE 1050 SHREVEPORT, LA 71101</p>	<p>LOT 002 BLOCK 008 METRO INDUSTRIAL PARK INST 3</p>

✓ URMILABEN LLC 3048 N GRAND BLVD OKLAHOMA CITY, OK 73107-1818	LOT 000 BLOCK 013 PT LOT 2 BEG 55FT S OF NW/C LT 2 TH E350.13FT S219.08FT W350.13FT N220FT TO BEG CONT 1.765ACRS MORE OR LESS METROPOLITAN IND PK INST #5
✓ OM HOTEL LLC 1200 S MERIDIAN AVE OKLAHOMA CITY, OK 73108-1706	LOT 000 BLOCK 013 S245FT OF LOT 1 & N55FT OF W350.13FT OF LOT 2 METROPOLITAN IND PK INST #5
✓ GOLDEN GOOSE REALTY LLC 1101 SOVEREIGN ROW OKLAHOMA CITY, OK 73108-1827	LOT 000 BLOCK 000 UNIT C A SOVEREIGN EXECUTIVE CENTER
GOLDEN GOOSE REALTY LLC 1101 SOVEREIGN ROW OKLAHOMA CITY, OK 73108-1827	LOT 000 BLOCK 000 UNIT C B SOVEREIGN EXECUTIVE CENTER
GOLDEN GOOSE REALTY LLC 1101 SOVEREIGN ROW OKLAHOMA CITY, OK 73108-1827	LOT 000 BLOCK 000 UNIT C C SOVEREIGN EXECUTIVE CENTER
GOLDEN GOOSE REALTY LLC 1101 SOVEREIGN ROW OKLAHOMA CITY, OK 73108-1827	LOT 000 BLOCK 000 UNIT C D SOVEREIGN EXECUTIVE CENTER
SOVEREIGN ROW HOLDINGS LLC 1103 SOVEREIGN ROW STE A OKLAHOMA CITY, OK 73108-1827	LOT 000 BLOCK 000 UNIT D A, D B, D C, & D D SOVEREIGN EXECUTIVE CENTER
CRUSH INVESTMENTS LLC 4300 CHARTER AVE OKLAHOMA CITY, OK 73108-1819	LOT 000 BLOCK 000 UNIT E A THRU D SOVEREIGN EXECUTIVE CENTER
SCOTT INVESTMENT CORPORATION PO BOX 14830 OKLAHOMA CITY, OK 73113-0830	LOT 000 BLOCK 009 LOTS 1 & 2 METRO INDUSTRIAL PARK INST 3
SCOTT INVESTMENT CORPORATION PO BOX 14830 OKLAHOMA CITY, OK 73113-0830	LOT 002 BLOCK 010 METRO INDUSTRIAL PARK INST 3
BALLEW FAMILY LTD PARTNERSHIP LP PO BOX 27174 GREENVILLE, SC 29616-2174	LOT 000 BLOCK 010 LOT 1 BLK 10 METROPOLITAN INDUST PARK INST #3 & W8.48FT OF LOT 10 BLK 10 METROPOLITAN INDUST PARK INST #4 METRO INDUSTRIAL PARK INST 3
AMERICAN FARMERS & RANCHERS MUTUAL INSURANCE CO PO BOX 24000 OKLAHOMA CITY, OK 73124-4000	LOT 002 BLOCK 014 METROPOLITAN IND PARK INS 6
WILL ROGERS PARKWAY II LLC C/O SAVAGE SAVAGE AND BROWN PO BOX 22845 OKLAHOMA CITY, OK 73123	LOT 003 BLOCK 014 METROPOLITAN IND PARK INS 6
W W GRAINGER INC BT T46 REAL ESTATE LEGAL 14441 W IL ROUTE 60 LAKE FOREST, IL 60045-5203	LOT 004 BLOCK 014 METROPOLITAN IND PARK INS 6