



**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 PUD ReZONING

### Planned Unit Development District

The City Oklahoma City Animal Welfare Division

Name of Development or Applicant

2811 SE 29th Street, Oklahoma City, OK 73129

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

<b>Staff Use Only:</b>	2020
Case No.: PUD	
File Date:	5-24-24
Ward No.:	W4
Nbhd. Assoc.:	OKC SE Community Watch
School District:	Crooked Oak
Extg Zoning:	R-1 / PUD-1667
Overlay:	SP-337

14.37 acres

ReZoning Area (Acres or Square Feet)

Rezoning to accommodate current and proposed animal shelter operations

Summary Purpose Statement / Proposed Development

### 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.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

#### Property Owner Information (if other than Applicant):

Jon Gary

Name

2811 SE 29th Stree

Mailing Address

Oklahoma City, OK 73129

City, State, Zip Code

405.297.3116

Phone

jonathan.gary@okc.gov

Email

Todd Edmonds

Signature of Applicant

Todd Edmonds

Applicant's Name (please print)

914 N Broadway, Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405.526.1301

Phone

todd@hsearchitects.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

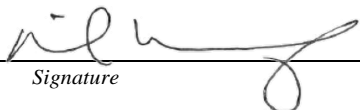
# LETTER OF AUTHORIZATION

I, The City of Oklahoma City or,  
*Property Owner of Record*  
Rick Wickencamp, Development Services Director authorize,  
*Agent of the Property Owner of Record and Title*  
Jonathan Gary, Animal Welfare Superintendent & / or Todd Edmunds of HSE Architects  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

R168611150, Oklahoma County

*Address and/or County Assessor account number and County Name*

By:   
*Signature*

Title: Director  
*Manager / Proprietor*

Date: 06/05/2024  
*MM/DD/YYYY*

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4) OF SECTION 12;  
THENCE N 00°20'38" W ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 69.46 FEET;  
THENCE S 89°39'22" W A DISTANCE OF 50.00 FEET TO A POINT INTERSECTING THE WEST OCCUPIED RIGHT OF WAY OF SOUTH BRYANT AVENUE AND THE NORTH PRESENT RIGHT OF WAY OF SOUTHEAST 29TH STREET, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S 89°44'34" W ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 578.60 FEET;  
THENCE S 00°07'24" E ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 15.00 FEET;  
THENCE S 89°52'36" W ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 360.09 FEET;  
THENCE N 30°26'28" W A DISTANCE OF 25.24 FEET TO A POINT ALONG THE EAST SIDE OF EAST GRAND BOULEVARD;  
THENCE N 29°14'28" E ALONG THE EAST SIDE OF EAST GRAND BOULEVARD A DISTANCE OF 283.13 FEET;  
THENCE ALONG THE EAST SIDE OF EAST GRAND BOULEVARD ON A CURVE TO THE LEFT HAVING A RADIUS OF 1856.00 FEET, A CURVE LENGTH OF 597.61 FEET, A CHORD BEARING OF N 20°01'01" E, AND A CHORD DISTANCE OF 595.03 FEET;  
THENCE S 86°18'11" E A DISTANCE OF 181.63 FEET;  
THENCE N 79°11'09" E A DISTANCE OF 430.57 FEET TO A POINT ON THE WEST OCCUPIED RIGHT OF WAY LINE OF SOUTH BRYANT AVENUE;  
THENCE S 00°20'38" E ON SAID OCCUPIED RIGHT OF WAY LINE BEING PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 878.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 14.37 ACRES (625,773.0 SQ. FT.), MORE OR LESS.

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R168611150** and is a **300-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 2024 Financial report  
filed in the office of the County Assessor  
on the 21<sup>st</sup> day of May, 2024  
Given under my hand and official seal this  
21<sup>st</sup> day of May, 2024

County Assessor

K. Strayer Deputy

**Oklahoma County Assessor's  
300ft Radius Report  
5/21/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R148031625	PUCKETT MICHAEL E & MARY C	No Data	No Data	3921 BUCKINGHAM DR	NORMAN	OK	73072	TROSPER PARK HIGHLND		1 0	TROSPER PARK HIGHLND 001 000 BEG 90FT N OF S LINE LOT 18 & 100FT W OF E LINE LOT 20 TH N88.5FT E100FT S88.5FT W100FT TO BEG	3025 S BRYANT AVE OKLAHOMA CITY
R148031600	GENZER TULA	SHAEFER TERESA	No Data	10200 S KEAR	OKLAHOMA CITY	OK	73165	TROSPER PARK HIGHLND		1 0	TROSPER PARK HIGHLND 001 000 ALL LOTS 16 THRU 20 EX A TR BEG 90FT N OF S LINE LOT 18 & 100FT W OF E LINE LOT 20 N88.5FT E100FT S88.5FT W100FT TO BEG& EX E17FT LOTS 19 & 20	2915 SE 30TH ST OKLAHOMA CITY
R148030410	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	TROSPER PARK HIGHLND		1 0	TROSPER PARK HIGHLND 001 000 E17FT LOTS 1 & 2 & 19 & 20 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R148038000	PORTER TOM	No Data	No Data	2000 S HENNEY RD	CHOCTAW	OK	73020	TROSPER PARK HIGHLND	00A	0	TROSPER PARK HIGHLND 00A 000	2700 SE 29TH ST OKLAHOMA CITY
R148053000	FRAZIER KENNETH W & CAROLYN S	No Data	No Data	121 CHURCH WAY	OKLAHOMA CITY	OK	73139-8625	TROSPER PK HIGHLND RESUB 2		2 0	TROSPER PK HIGHLND RESUB 2 002 000 LOTS 4 THRU 12	2800 SE 29TH ST OKLAHOMA CITY
R148030400	GENZER TODD DAVID	No Data	No Data	10629 OAKSPITTER LN LN	OKLAHOMA CITY	OK	73173	TROSPER PARK HIGHLND		1 0	TROSPER PARK HIGHLND 001 000 LOTS 1 & 2 EX E17FT & ALL LOTS 3 THRU 5	2900 SE 29TH ST OKLAHOMA CITY
R140781025	CEREBRAL PALSY & HANDICAPPED	OF OKLAHOMA INC	C/O C P CENTER	3317 SE 18TH ST	DEL CITY	OK	73115	UNPLTD PT SEC 12 11N 3W		0 0	UNPLTD PT SEC 12 11N 3W 000 000 PT NE4 SEC 12 11N 3W BEG SE/C OF NE4 W603FT TO GRAND BLVD NLY ALONG BLVD 360.11FT E610.17FT S360FT TO BEG EX S30FT TO CITY EXEMPT	2901 SE 22ND ST OKLAHOMA CITY
R168611150	OKLA CITY PARK	No Data	No Data		0 Unknown	NO		GREELEY TOWNSHIP		0 0	GREELEY TOWNSHIP PT SEC 12 11N 3W BEING SE4 & SW4 PLUS S APPROX 990FT OF NW4 EX BEG SW/C NW4 TH E1360.92FT N982.81FT W1371.92FT S990FT TO BEG	2301 SE 29TH ST UNINCORPORATED
R140781130	LOCKE SUPPLY CO	No Data	No Data	PO BOX 26128	OKLAHOMA CITY	OK	73126	UNPLTD PT SEC 12 11N 3W		0 0	UNPLTD PT NE4 SEC 12 11N 3W BEG 1194.98FT E OF SW/C NE4 TH N875FT W750FT S875FT E750FT TO BEG CONT 15.06ACRS MORE OR LESS	No Data
R153948460	THARP JOSEPH G	DREISKE JENNIFER	No Data	2624 S BRYANT AVE	DEL CITY	OK	73115-1666	UNPLTD PT SEC 07 11N 2W		0 0	UNPLTD PT SEC 07 11N 2W 000 000 PT SW4 SEC 7 11N 2W BEG 528FT N OF SW/C OF NW4 OF LOT 4 OF SW4 E330FT N132FT W330FT S132FT TO BEG	2624 S BRYANT AVE DEL CITY
R153982125	WERNEKE SARA RUTH	No Data	No Data	3200 SE 24TH ST	OKLAHOMA CITY	OK	73115	EPPEPLY HGTS 12TH		6 16	EPPEPLY HGTS 12TH 006 016	3200 SE 24TH ST DEL CITY

**Oklahoma County Assessor's  
300ft Radius Report  
5/21/2024**

R153982115	JUDY WENDELL K & KIMBERLEE T	No Data	No Data	3204 SE 24TH ST	DEL CITY	OK	73115	EPPELY HGTS 12TH	6	15	EPPELY HGTS 12TH 006 015	3204 SE 24TH ST DEL CITY
R153982105	MYLES DUANIA L	No Data	No Data	3208 SE 24TH ST	DEL CITY	OK	73115-1612	EPPELY HGTS 12TH	6	14	EPPELY HGTS 12TH 006 014	3208 SE 24TH ST DEL CITY
R201931000	PCD MIDWEST CITY REAL ESTATE LLC	C/O OKLAHOMA FAMILY TITLE	No Data	211 COMMERCIAL COURT STE 104	POTTSTOWN	PA	19464	DEL CITY BUSINESS PARK PHASE I	1	1	DEL CITY BUSINESS PARK PHASE I 001 001	3100 SE 29TH ST DEL CITY
R157850100	SOUTHWESTERN BELL TELEPHONE	COMPANY	No Data	C/O ONE BELL TOWER, Unit 36 M 01	ST LOUIS	MO	63101	SUNRISE GARDENS ADD	0	1	SUNRISE GARDENS ADD 000 001 PUBLIC SERVICE	0 UNKNOWN DEL CITY
R157850400	SOUTHWESTERN BELL TELEPHONE	COMPANY	No Data	C/O ONE BELL TOWER, Unit 36 M 01	ST LOUIS	MO	63101	SUNRISE GARDENS ADD	0	0	SUNRISE GARDENS ADD 000 000 LOTS 4 & 5 PUBLIC SERV	0 UNKNOWN DEL CITY
R157850600	JACKSON JANETHA R	No Data	No Data	2116 NE 15TH ST	MOORE	OK	73160-8625	SUNRISE GARDENS ADD	0	6	SUNRISE GARDENS ADD 000 006	2902 S BRYANT AVE DEL CITY
R157850700	JACKSON JANETHA R	No Data	No Data	2116 NE 15TH ST	MOORE	OK	73160-8625	SUNRISE GARDENS ADD	0	7	SUNRISE GARDENS ADD 000 007	2900 S BRYANT AVE DEL CITY
R157850800	HARRIS BUD & BONNIE REV TRUST	No Data	No Data	2216 NE 18TH ST	MOORE	OK	73160-8632	SUNRISE GARDENS ADD	0	0	SUNRISE GARDENS ADD 000 000 LOTS 8 & 9	0 UNKNOWN DEL CITY
R157851000	HARRIS BUD & BONNIE REV TRUST	No Data	No Data	2216 NE 18TH ST	MOORE	OK	73160-8632	SUNRISE GARDENS ADD	0	10	SUNRISE GARDENS ADD 000 010	0 UNKNOWN DEL CITY
R157851100	HARRIS BUD & BONNIE REV TRUST	No Data	No Data	2216 NE 18TH ST	MOORE	OK	73160-8632	SUNRISE GARDENS ADD	0	11	SUNRISE GARDENS ADD 000 011	0 UNKNOWN DEL CITY
R157850200	HARRIS BUD & BONNIE REV TRUST	No Data	No Data	2216 NE 18TH ST	MOORE	OK	73160-8632	SUNRISE GARDENS ADD	0	0	SUNRISE GARDENS ADD 000 000 LOTS 2 3 & LOTS 12 THRU 19 SUNRISE GARDENS ADD PLUS PT SW4 SEC 7 11N 2W BEING W/2 OF E/2 SW4 OF GOVT LOT 4	3109 SE 29TH ST DEL CITY
R153948425	CARRASCO LUCERO	No Data	No Data	2800 S BRYANT AVE	DEL CITY	OK	73115	UNPLTD PT SEC 07 11N 2W	0	0	UNPLTD PT SEC 07 11N 2W 000 000 BEG AT SW/C OF NW4 LOT 4 OF SW4 E330FT N264FT W330FT S264FT TO BEG SEC 7 11N 2W	2800 S BRYANT AVE DEL CITY
R153948385	SHATLEY INVESTMENTS LLC	No Data	No Data	3200 S LUTHER RD	NEWALLA	OK	74857	UNPLTD PT SEC 07 11N 2W	0	0	UNPLTD PT SEC 07 11N 2W 000 000 PT SW4 SEC 7 11N 2W BEG 264FT N OF SW/C OF NW4 OF SW4 OF GOVT LOT 4 E330FT N100FT W330FT S100FT TO BEG	2712 S BRYANT AVE DEL CITY
R153948375	CANALES JAVIER SALVADOR	No Data	No Data	2851 E TRIPLETT RD	GUTHRIE	OK	73044-7031	UNPLTD PT SEC 07 11N 2W	0	0	UNPLTD PT SEC 07 11N 2W 000 000 PT SW4 SEC 7 11N 2W BEG 364FT N OF SW/C OF NW4 OF GOV LOT 4 OF SW4 TH E330FT N32FT W330FT S32FT TO BEG	2706 S BRYANT AVE DEL CITY

**Oklahoma County Assessor's  
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R153948450	THARP LINDA ETAL	THARP FORREST G	THARP JOSEPH G	2624 S BRYANT	DEL CITY	OK	73115	UNPLTD PT SEC 07 11N 2W	0	0	UNPLTD PT SEC 07 11N 2W 000 000 PT SW4 SEC 7 11N 2W BEG 396FT N OF SW/C OF NW4 OF LOT 40F SW4 E320FT N132FT W330FT S132FT TO BEG	2700 S BRYANT AVE DEL CITY
R153461095	KOON ROBERT L & KAREN J	No Data	No Data	3001 SE 21ST ST	DEL CITY	OK	73115-1529	EPPERLY HEIGHTS 13TH	1	10	EPPERLY HEIGHTS 13TH 001 010	3001 SE 21ST ST DEL CITY
R153461085	COLLINS SHERYL ANN	BUSSA DAVID KENT	No Data	3005 SE 21ST ST	OKLAHOMA CITY	OK	73115-1529	EPPERLY HEIGHTS 13TH	1	9	EPPERLY HEIGHTS 13TH 001 009	3005 SE 21ST ST DEL CITY
R153461075	FAIRLAND PROPERTIES LLC	No Data	No Data	PO BOX 14783	OKLAHOMA CITY	OK	73113-0783	EPPERLY HEIGHTS 13TH	1	8	EPPERLY HEIGHTS 13TH 001 008	3009 SE 21ST ST DEL CITY
R153981535	SIMMONS DAVID	No Data	No Data	3209 DEL RD	OKLAHOMA CITY	OK	73115	EPPERLY HGTS 12TH	3	26	EPPERLY HGTS 12TH 003 026	3209 DEL RD DEL CITY
R153981545	GILES BILL G & EDITH M FAMILY TRUST	No Data	No Data	PO BOX 15257	DEL CITY	OK	73155-5257	EPPERLY HGTS 12TH	3	27	EPPERLY HGTS 12TH 003 027	3205 DEL RD DEL CITY
R153981555	PARKER BOBBI LU & RANDALL K	No Data	No Data	3201 DEL RD	DEL CITY	OK	73115-1629	EPPERLY HGTS 12TH	3	28	EPPERLY HGTS 12TH 003 028	3201 DEL RD DEL CITY
R205851000	REED KIMBERLY	No Data	No Data	3024 KAEYLEE LN	OKLAHOMA CITY	OK	73115-2500	VICTORIAS PLACE	0	1	VICTORIAS PLACE 000 001	3001 KAEYLEE LN DEL CITY
R205851010	MOORE KEMP J	No Data	No Data	3005 KAEYLEE LN	DEL CITY	OK	73115-2544	VICTORIAS PLACE	0	2	VICTORIAS PLACE 000 002	3005 KAEYLEE LN DEL CITY
R205851020	HENDERSON JACKIE R	No Data	No Data	3009 KAEYLEE LN	DEL CITY	OK	73115-2544	VICTORIAS PLACE	0	3	VICTORIAS PLACE 000 003	3009 KAEYLEE LN DEL CITY
R205851030	HUGHES DELPHIA R	PARKER JEFFREY L	No Data	5908 SE 145TH ST	OKLAHOMA CITY	OK	73165-1422	VICTORIAS PLACE	0	4	VICTORIAS PLACE 000 004	3013 KAEYLEE LN DEL CITY
R153491000	GIBSON JUDY	No Data	No Data	3001 SE 22ND CIR	DEL CITY	OK	73115-1547	FRIAR	0	1	FRIAR 000 001	3001 SE 22ND CIR DEL CITY
R153491010	ONEAL JAMES ROBERT	No Data	No Data	3005 SE 22ND CIR	DEL CITY	OK	73115	FRIAR	0	2	FRIAR 000 002	3005 SE 22ND CIR DEL CITY
R153491020	OPH ENTERPRISES INC	No Data	No Data	14612 METRO PLAZA BLVD STE B	EDMOND	OK	73013	FRIAR	0	3	FRIAR 000 003	3009 SE 22ND CIR DEL CITY
R153491030	FOSS PROPERTIES LLC	No Data	No Data	PO BOX 14783	OKLAHOMA CITY	OK	73113	FRIAR	0	4	FRIAR 000 004	3013 SE 22ND CIR DEL CITY
R205851140	BOWYER CAROLYN M	BOWYER HOPE R	No Data	3012 KAEYLEE LN	OKLAHOMA CITY	OK	73115	VICTORIAS PLACE	0	15	VICTORIAS PLACE 000 015	3012 KAEYLEE LN DEL CITY
R205851150	NADEAU MICHAEL L	GROSS ZACHARY D	No Data	3008 KAEYLEE LN	OKLAHOMA CITY	OK	73115-2500	VICTORIAS PLACE	0	16	VICTORIAS PLACE 000 016	3008 KAEYLEE LN DEL CITY
R153947620	ALLEN ROSALYN	No Data	No Data	2400 S BRYANT AVE	DEL CITY	OK	73115-1662	UNPLTD PT SEC 07 11N 2W	0	0	UNPLTD PT SEC 07 11N 2W 000 000 PT OF SW4 SEC 7 11N 2W BEG AT SW/C OF NW4 OF NW4 OF SW4 TH E132FT N165FT W132FT S165FT TO BEG	2400 S BRYANT AVE DEL CITY
R205851160	BUCKNER JASMINE ANGELICA	No Data	No Data	3004 KAEYLEE LN	DEL CITY	OK	73115	VICTORIAS PLACE	0	17	VICTORIAS PLACE 000 017	3004 KAEYLEE LN DEL CITY



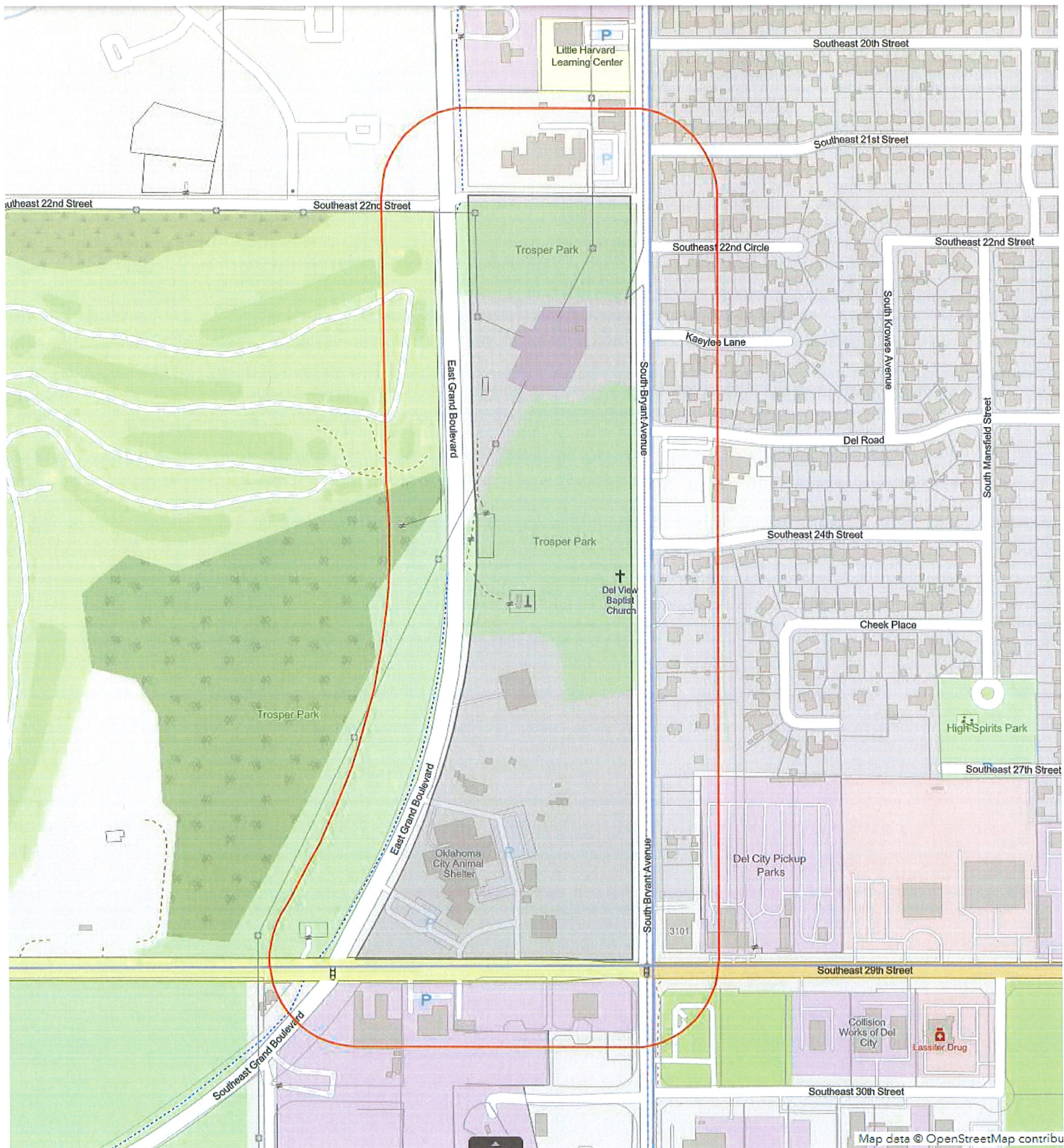
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300ft Radius Report  
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R153491180	JAIME JOSE R	JAIME HUGO T	No Data	4117 ANGELA CIR	DEL CITY	OK	73115-4433	FRIAR	0	19	FRIAR 000 019	3000 SE 22ND CIR DEL CITY
R153491170	TREJO ABIGAIL	No Data	No Data	3004 SE 22ND CIR	DEL CITY	OK	73115	FRIAR	0	18	FRIAR 000 018	3004 SE 22ND CIR DEL CITY
R153491160	LEE JASON T	No Data	No Data	1842 DOLPHIN BLVD S	ST PETERSBURG	FL	33707-3101	FRIAR	0	17	FRIAR 000 017	3008 SE 22ND CIR DEL CITY
R153491150	THE ENTRUST GROUP	FBO OF GLENN C MILLER ACCOUNT 50 01255	No Data	3053 ARGONAUT AVE	SOUTH LAKE TAHOE	CA	96150	FRIAR	0	16	FRIAR 000 016	3012 SE 22ND CIR DEL CITY
R153461175	HERNANDEZ LAURA ISELA	No Data	No Data	3008 SE 21ST ST	DEL CITY	OK	73115-1530	EPERLY HEIGHTS 13TH	2	8	EPERLY HEIGHTS 13TH 002 008	3008 SE 21ST ST DEL CITY
R153461185	CROOKS JACKIE	CROOKS LASHANA	No Data	3004 SE 21ST ST	DEL CITY	OK	73115-1530	EPERLY HEIGHTS 13TH	2	9	EPERLY HEIGHTS 13TH 002 009	3004 SE 21ST ST DEL CITY
R153461195	SHORT TIMOTHY	SHORT ADAM	No Data	6102 NW ELM AVE	LAWTON	OK	73505	EPERLY HEIGHTS 13TH	2	10	EPERLY HEIGHTS 13TH 002 010	2200 S BRYANT AVE DEL CITY
R153461165	BOWIE CLAUDETTE	BOWIE RAQUEL D	No Data	3012 SE 21ST ST	DEL CITY	OK	73115-1530	EPERLY HEIGHTS 13TH	2	7	EPERLY HEIGHTS 13TH 002 007	3012 SE 21ST ST DEL CITY
R140791805	HALPHEN KENNETH L & TERRY L TRS	HALPHEN KENNETH L & TERRY L TRUST	No Data	10800 S MILLER AVE	OKLAHOMA CITY	OK	73170-8301	UNPLTD PT SEC 13 11N 3W	0	0	PT NE4 SEC 13 11N 3W PT OF TROSPER PARK HIGHLANDS BLKS 1 & 3 PLUS PT OF RESUB TROSPER PARK HIGHLANDS BLK 2 BEG NW/C LOT 3 RESUB BLK 2 TROSPER PARK HIGHLANDS TH SLY787FT ELY180FT NLY440FT ELY322.50FT NLY188.50F WLY 322.50FT NLY158.50FT WLY180FT TO BEG CONT 4.65ACRS MORE OR LESS	UNKNOWN

Oklahoma County Assessor's  
300ft Radius Report  
5/21/2024

R140791800	HALPHEN KENNETH L TRS	HALPHEN KENNETH L TRUST	No Data	2812 SE 29TH ST	OKLAHOMA CITY	OK	73129-8301	UNPLTD PT SEC 13 11N 3W	0	0	PT NE4 SEC 13 11N 3W BEING PT OR BLKS 1 3 & 4 TROSPER PARK HIGHLANDS & PT OF RESUB BLK 2 TROSPER PARK HIGHLANDS DESC BEG NW/C LOT 3 BLK 2 TROSPER PARK HIGHLANDS RESUB ADD TH SLY787FT ELY650FT TO SE/C LOT 17 BLK 4 NWLY190.10FT NE/C LOT 17 WLY 125FT TO NW/C LOT 15 N20FT TO SE/C LOT 7 BLK 4 NWLY182.80FT N60FT ELY65FT NLY ALONE E LINE OF LOT 15 & 6 BLK 1 377FT TO NE/C LOT 6 WLY200FT LEFT ON CURVE SWLY 75.70FT WLY232.92FT TO BEG EX LOT 9 BLK 4 TROSPER PARK HIGHLANDS CONT 9.39ACRS MORE OR LESS EX BEG NW/C LOT 3 RESUB BLK 2 TROSPER PARK HIGHLANDS TH SLY787FT ELY180FT NLY440FT ELY322.50FT NLY188.50F WLY 322.50FT NLY158.50FT WLY180FT TO BEG CONT 4.65ACRS MORE OR LESS	2812 SE 29TH ST OKLAHOMA CITY
R168611150	OKLA CITY PARK	No Data	No Data		0 Unknown	NO	0	GREELEY TOWNSHIP	0	0	GREELEY TOWNSHIP PT SEC 12 11N 3W BEING SE4 & SW4 PLUS S APPROX 990FT OF NW4 EX BEG SW/C NW4 TH E1360.92FT N982.81FT W1371.92FT S990FT TO BEG	2301 SE 29TH ST UNINCORPORATED
R153981665	DEL VIEW BAPTIST CHURCH INC	No Data	No Data	2500 S BRYANT AVE	DEL CITY	OK	73115	EPPERLY HGTS 12TH	0	0	EPPERLY HGTS 12TH 000 000 LOT 11 EX BEG NE/C S100FT W50FT N50FT E30FT N50FT E20FT TO BEG PLUS ALL LOTS 12 THRU 20 EXEMPT	0 UNKNOWN DEL CITY
R150637400	FIRST SOUTHERN BAPT	CHURCH OF DEL CITY	No Data	2600 S SUNNNYLANE RD	OKLAHOMA CITY	OK	73115-3238	UNPLTD PT SEC 07 11N 2W	0	0	UNPLTD PT SEC 07 11N 2W 000 000 PT SW4 SEC 7 11N 2W BEG 263.50FT N OF SW/C OF GOVT LOT 3 THE203FT N120FT W203FT S120FT TO BEG EXEMPT	0 UNKNOWN







**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD – XXXX**

**MASTER DESIGN STATEMENT**  
**FOR Oklahoma City Animal Welfare**

**Oklahoma City Animal Welfare**

2811 SE 29<sup>th</sup> Street  
Oklahoma City, Oklahoma 73129

May 28, 2024

**PREPARED FOR:**

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Oklahoma City Animal Welfare, consisting of 14.37 acres are located within the (SE/4) of Section (12), Township (11) N, Range (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 2811 SE 29<sup>th</sup> Street, Oklahoma City, Oklahoma 73129.

## **SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is The City of Oklahoma City.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned under PUD-1667 and used for an animal shelter. Surrounding properties are zoned and used for:

North: R-1 District and used for an OKC Police warehouse.  
East: Del City Zoning Districts and used for Commercial & Residential Developments.  
South: PUD-1439 & I-2 Districts and used for Industrial Developments.  
West: PUD-1721 District and used for Trosper Park Municipal Golf Course.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

This property has been used for The City of Oklahoma City Animal Shelter and supporting uses for many years.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to permit the redevelopment and operation of The City of Oklahoma Animal Shelter and supporting uses.

## **SECTION 6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to The City of Oklahoma City Subdivision Regulations (2005), as amended, to be made part of this PUD: None.

The following represents variations to the I-1 base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2007, as amended: None.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is SE 22<sup>nd</sup> Street. The nearest street to the east is S Bryant Avenue. The nearest street to the south is SE 29<sup>th</sup> Street. The nearest street to the west is E Grand Boulevard.

There are no new streets proposed in this PUD.

#### 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located on the site.

#### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains located on the site.

#### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 23 located at 2812 S Eastern Avenue, Oklahoma City, Oklahoma. Approximately one (1) mile from this PUD development.

#### 7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

#### 7.6 ..... PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

#### 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within the FEMA 100-year flood plain.

#### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the UL (Urban: Low Intensity) land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the UL area standards.

### **SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

#### 8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **I-1 Light Industrial District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

#### SECTION 9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

##### Permitted Use(s):

- Administrative and Professional Offices. (8300.1)
- Animal Interment Services to Include Crematory. (8300.6)
- Animal Raising: Commercial. (8150.3)
- Animal Sales and Services: Kennels and Veterinary, General. (8300.10)
- Automotive and Equipment: Storage. (8300.21)
- Community Recreation: General. (8250.2)

#### 9.1.....FAÇADE REGULATIONS

The base zoning district shall regulate the building façade requirements in this PUD.

#### 9.2 ..... LANDSCAPING REGULATIONS

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

#### 9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

#### 9.4 ..... SCREENING REGULATIONS

Sight-proof screening shall not be required.

#### 9.5 ..... PLATTING REGULATIONS

Platting shall not be required.

#### 9.6 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

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

#### 9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

#### 9.8 ..... ACCESS REGULATIONS

Access to this PUD shall be from E Grand Boulevard, SE 29<sup>th</sup> Street and S Bryant Avenue.

#### 9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

#### 9.10 ..... SIGNAGE REGULATIONS

There shall be one (1) freestanding sign in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being (8) feet high and (100) square feet in area and shall have no less than (25) square feet of landscaping at the base. The signs shall be covered with a material consistent with the commercial buildings they serve. No pole signs will be allowed.

9.10.1 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.2 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.3 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

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

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

Maintenance of the common areas 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.

## **SECTION 10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

## **SECTION 11.0 ..... EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A – Legal Description

EXHIBIT B – Site Plan

EXHIBIT C – Grading Plan

## **EXHIBIT A – LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4) OF SECTION 12;

THENCE N 00°20'38" W ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 69.46 FEET;

THENCE S 89°39'22" W A DISTANCE OF 50.00 FEET TO A POINT INTERSECTING THE WEST OCCUPIED RIGHT OF WAY OF SOUTH BRYANT AVENUE AND THE NORTH PRESENT RIGHT OF WAY OF SOUTHEAST 29TH STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°44'34" W ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 578.60 FEET;

THENCE S 00°07'24" E ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 15.00 FEET;

THENCE S 89°52'36" W ON THE NORTH PRESENT RIGHT OF WAY LINE OF SOUTHEAST 29TH STREET A DISTANCE OF 360.09 FEET;

THENCE N 30°26'28" W A DISTANCE OF 25.24 FEET TO A POINT ALONG THE EAST SIDE OF EAST GRAND BOULEVARD;

THENCE N 29°14'28" E ALONG THE EAST SIDE OF EAST GRAND BOULEVARD A DISTANCE OF 283.13 FEET;

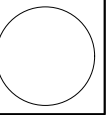
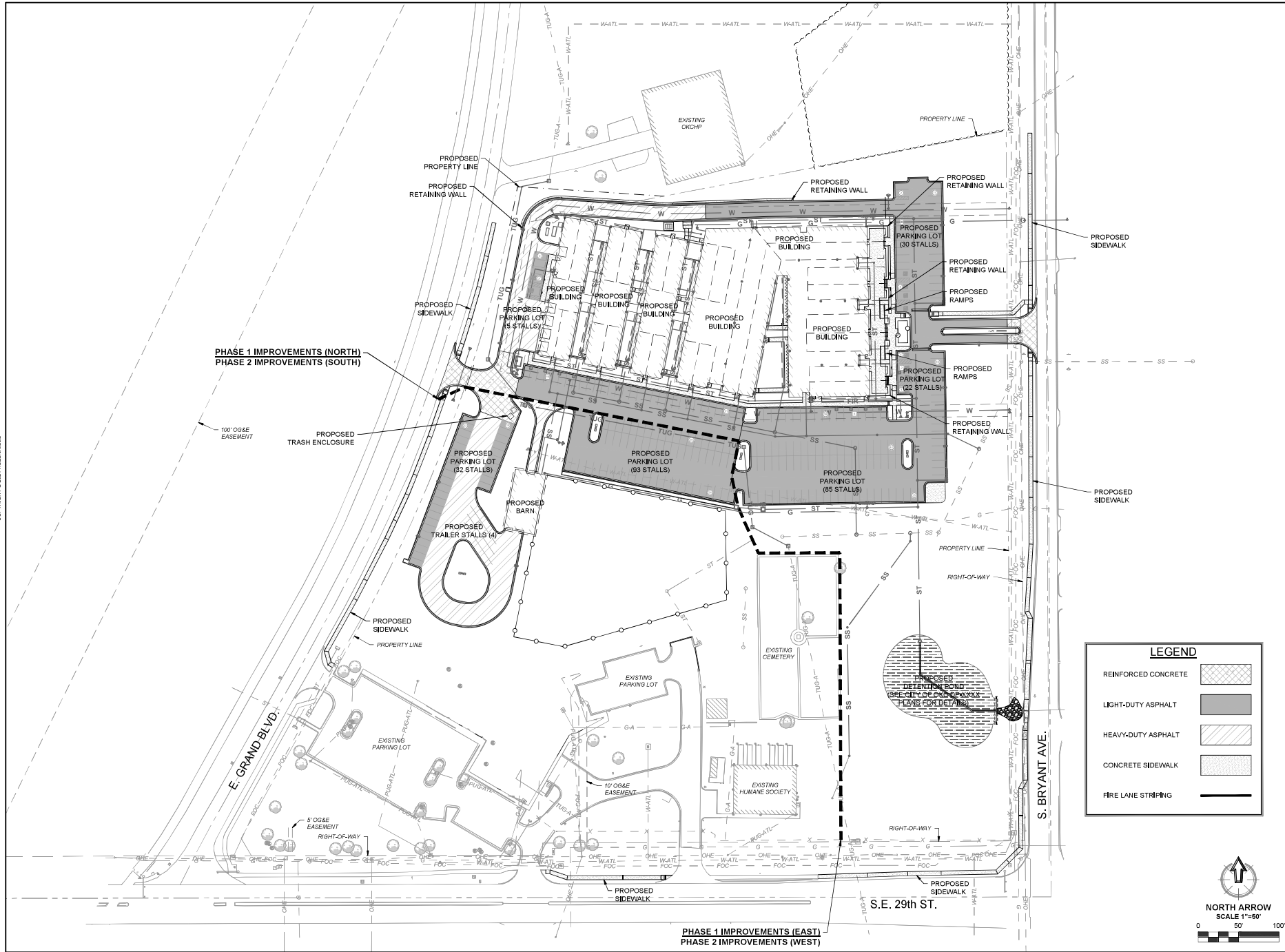
THENCE ALONG THE EAST SIDE OF EAST GRAND BOULEVARD ON A CURVE TO THE LEFT HAVING A RADIUS OF 1856.00 FEET, A CURVE LENGTH OF 597.61 FEET, A CHORD BEARING OF N 20°01'01" E, AND A CHORD DISTANCE OF 595.03 FEET;

THENCE S 86°18'11" E A DISTANCE OF 181.63 FEET;

THENCE N 79°11'09" E A DISTANCE OF 430.57 FEET TO A POINT ON THE WEST OCCUPIED RIGHT OF WAY LINE OF SOUTH BRYANT AVENUE;

THENCE S 00°20'38" E ON SAID OCCUPIED RIGHT OF WAY LINE BEING PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 878.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 14.37 ACRES (625,773.0 SQ. FT.), MORE OR LESS.

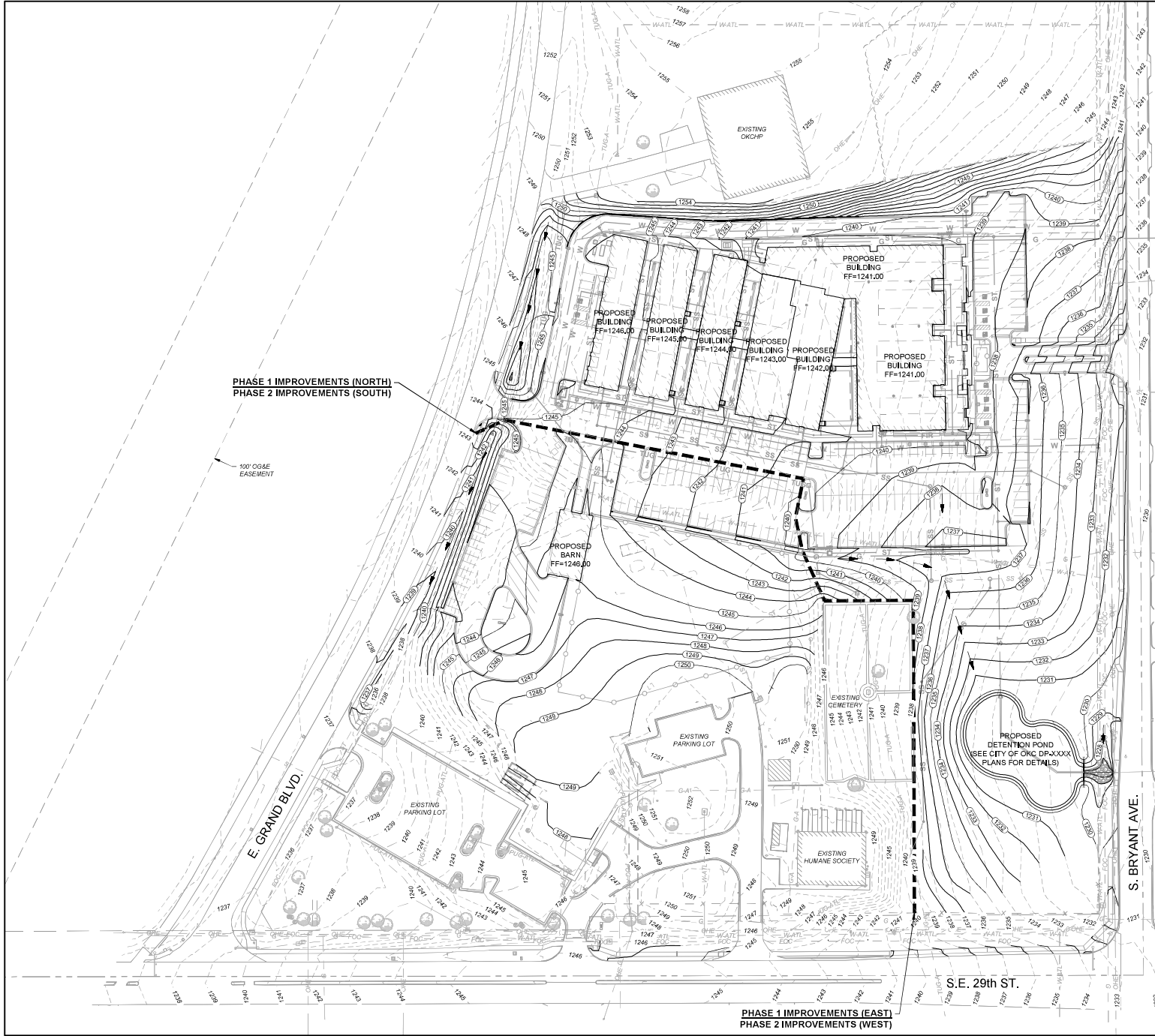


Revisions	
No.	Date

5/23/2024 2:00 PM

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ANIMAL SHELTER

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2258  
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SHEET NO.

C400

OKLAHOMA CITY ANIMAL SHELTER

MAPS 4 - OKLAHOMA CITY

2811 SE 29th St, Oklahoma City, OK 73129

OVERALL GRADING PLAN

Revisions	
No.	Date

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