



The City of Oklahoma City  
 Development Services 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  
 4400 & 4410 NW 50th St.

Project Name

4400 & ~~4410~~ NW 50th St.

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

Mixed use development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1704
Case No.: SPUD -	_____
File Date:	12-12-24
Ward No.:	W2
Nbhd. Assoc.:	-----
School District:	Putnam City
Extg Zoning:	O-2 / SPUD-846 / R-1
Overlay:	_____

1.2106 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 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.
- 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.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*  
 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)  
 522 Colcord Dr.

Applicant's Mailing Address  
 Oklahoma City, OK 73102

City, State, Zip Code  
 405-232-0080

Phone  
 dmbox@wbfbllaw.com; kturner@wbfbllaw.com; esilberg@wbfbllaw.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.



# WARRANTY DEED

**Know All Men by These Presents:**

THAT, Heather Michelle Lowe, Personal Representative of the Estate of Terry Ray Robison, deceased, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Ipanema Investments LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Two (2), of MARLOWE'S SUBDIVISION, being a Subdivision of a part of Lot Seven (7), Miller Park Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

\*pursuant to Order of Sale dated July 20, 2022 in PB-2022-756 in the District Court of Oklahoma County, State of Oklahoma.

TAX ID No.: 144991015

Grantee's Mailing Address: 4410 NW 50th St., Oklahoma City, OK 73112

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 of the second part, its 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, **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record and **LESS AND EXCEPT**, any oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of record.

Signed and Delivered this 31st day of August, 2022

Heather Michelle Lowe  
Personal Representative of the Estate of Terry Ray Robison, deceased

2207159  
Doc Stamps \$262.50  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 31st day of August, 2022, personally appeared, Heather Michelle Lowe, Personal Representative of the Estate of Terry Ray Robison, deceased, pursuant to Order of Sale dated July 20, 2022 in PB-2022-756, in the District Court of Oklahoma County, State of Oklahoma, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

  
Lyndy Streight  
Commission Expires: July 21, 2025

RETURN TO:  
Oklahoma City Abstract & Title Co.

The Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, #210  
Oklahoma City, OK 73118





Exhibit A  
Legal Description

4410 NW 50th Street

Lot 3 of Marlowe's Subdivision, being part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, OK

4400 NW 50<sup>th</sup> Street

Lot 2 of Marlowe's Subdivision, being part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, OK

LETTER OF AUTHORIZATION

I, Ipanema Investments, LLC or,  
*Property Owner of Record*

\_\_\_\_\_ authorize,  
*Agent of the Property Owner of Record and Title*

Williams, Box, Forshee & Bullard, P.C.  
*Designated Representative*

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

By: Cecilio Amaya  
*Signature*

Title: Managing Member  
*Manager / Proprietor*

Date: 11/19/2024  
*MM/DD/YYYY*



**OWNERSHIP REPORT**  
**FILE NUMBER 290311-OK99**

**EFFECTIVE DATE: NOVEMBER 27, 2024 AT 7:30 A.M.**

**DATE PREPARED: DECEMBER 9, 2024**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2856	R144991025	IPANEMA INVESTMENTS LLC	4410 NW 50TH ST	OKLAHOMA CITY	OK	73112	MARLOWES SUB	000	003	MARLOWES SUB 000 003 (SUBJECT PROPERTY)	4410 NW 50TH ST OKLAHOMA CITY
2843	R147531115	ARYAMEHR PROPERTY LLC	3445 W MEMORIAL, Unit I	OKLAHOMA CITY	OK	73134	SPRINGDALE CENTER	001	000	SPRINGDALE CENTER 001 000 LOTS 1 THRU 5	4335 NW 50TH ST OKLAHOMA CITY
2856	R144991005	OWENS MARK R	4330 NW 50TH ST	OKLAHOMA CITY	OK	73112-2211	MARLOWES SUB	000	001	MARLOWES SUB 000 001	4330 NW 50TH ST OKLAHOMA CITY
2856	R144991015	IPANEMA INVESTMENTS LLC	4410 NW 50TH ST	OKLAHOMA CITY	OK	73112	MARLOWES SUB	000	002	MARLOWES SUB 000 002	4400 NW 50TH ST OKLAHOMA CITY
2856	R145853005	PHAM JURI THI	802 TWO FORTY PL	OKLAHOMA CITY	OK	73139	MERIDIAN CORNER	001	000	MERIDIAN CORNER 001 000 LOT 2 EX A TR BEG 183FT E & 50FT S OF NW/C NW4 SEC 14 12N 4W TH S133FT W133FT N108FT NE35.28FT E108FT TO BEG	4444 NW 50TH ST OKLAHOMA CITY
2856	R145851005	NORTH OKLAHOMA COUNTY MENTAL HEALTH CENTER AKA NORTHCARE	PO BOX 12978	OKLAHOMA CITY	OK	73157-2978	MERIDIAN CORNER	001	001	MERIDIAN CORNER 001 001	4436 NW 50TH ST OKLAHOMA CITY

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2856	R146705650	MANSION WEST APARTMENTS ACQUISITION LLC	6911 S 66TH E AVE, Unit 100	TULSA	OK	74133	MILLER PARK ADD	000	000	MILLER PARK ADD 000 000 E115FT OF W255FT E/2 BLK 7 & W127.5FT OF E255FT BLK 7 & A TR BEG 255FT W OF NE/C BLK 7 TH W127.5FT S322.57FT E127.5FT N322.57FT TO BEG SUBJ TO ESMTS OF RECORD	4320 NW 50TH ST OKLAHOMA CITY
2856	R146705730	MARCO PROPERTIES LLC	4400 N MERIDIAN AVE	OKLAHOMA CITY	OK	73112-2402	MILLER PARK ADD	007	000	MILLER PARK ADD 007 000 W127.5FT OF E255FT OF W 1/2	4430 NW 50TH ST, Unit A OKLAHOMA CITY
2856	R146751050	MARTIN JAY C	4317 NW 49TH ST	OKLAHOMA CITY	OK	73112-2205	MILLER PRK RESUB E 1/2 BLK 8	001	006	MILLER PRK RESUB E 1/2 BLK 8 001 006	4317 NW 49TH ST OKLAHOMA CITY
2856	R146751060	NASH JUDITH A	4321 NW 49TH ST	OKLAHOMA CITY	OK	73112-2205	MILLER PRK RESUB E 1/2 BLK 8	001	007	MILLER PRK RESUB E 1/2 BLK 8 001 007	4321 NW 49TH ST OKLAHOMA CITY
2856	R146751070	D&M INVESTMENT PROPERTIES LLC	1540 AUTUMN CREEK DR	EDMOND	OK	73003	MILLER PRK RESUB E 1/2 BLK 8	001	008	MILLER PRK RESUB E 1/2 BLK 8 001 008	4325 NW 49TH ST OKLAHOMA CITY
2856	R146751080	CORY JOHN R & HEATHER S	4329 NW 49TH ST	OKLAHOMA CITY	OK	73112-2205	MILLER PRK RESUB E 1/2 BLK 8	001	009	MILLER PRK RESUB E 1/2 BLK 8 001 009	4329 NW 49TH ST OKLAHOMA CITY

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2856	R146751090	CHAVEZ ORDONEZ DAVID O, CHAVEZ SANDRA B	4333 NW 49TH ST	OKLAHOMA CITY	OK	73112	MILLER PRK RESUB E 1/2 BLK 8	001	010	MILLER PRK RESUB E 1/2 BLK 8 001 010	4333 NW 49TH ST OKLAHOMA CITY
2856	R146751150	ORTIZ FAUSTO, ORTIZ ANNABELLAC	6209 N ROMAN RD	OKLAHOMA CITY	OK	73122	MILLER PRK RESUB E 1/2 BLK 8	2	6	MILLER PRK RESUB E 1/2 BLK 8 002 006	4320 NW 49TH ST OKLAHOMA CITY
2856	R145751160	CUEVARA FRANCISCO RODREGUEZ, CASTILLO JUANA CASTILLO	4324 NW 49TH ST	OKLAHOMA CITY	OK	73112	MILLER PRK RESUB E 1/2 BLK 8	2	7	MILLER PRK RESUB E 1/2 BLK 8 002 007	4324 NW 49TH ST OKLAHOMA CITY
2856	R146751170	ADONAI PROPERTIES LLC	9424 N COUNCIL RD	OKLAHOMA CITY	OK	73162	MILLER PRK RESUB E 1/2 BLK 8	002	008	MILLER PRK RESUB E 1/2 BLK 8 002 008	4328 NW 49TH ST OKLAHOMA CITY
2856	R146751180	TRAN THI CONG, NGUYEN LE KHANH THI	4332 NW 49TH ST	OKLAHOMA CITY	OK	73112- 2206	MILLER PRK RESUB E 1/2 BLK 8	002	009	MILLER PRK RESUB E 1/2 BLK 8 002 009	4332 NW 49TH ST OKLAHOMA CITY
2856	R146751190	GOOD HEAD HOMES LLC	PO BOX 12817	OKLAHOMA CITY	OK	73157	MILLER PRK RESUB E 1/2 BLK 8	002	010	MILLER PRK RESUB E 1/2 BLK 8 002 010	4336 NW 49TH ST OKLAHOMA CITY
2856	R146644000	SELF JACKIE J & GLORIA J TRS, SELF REV TRUST	4416 NW 49TH ST	OKLAHOMA CITY	OK	73112- 2208	MILLER PRK RESUB W 1/2 BLK 8	008	000	MILLER PRK RESUB W 1/2 BLK 8 008 000 LOTS 6 7 & 10	4416 NW 49TH ST OKLAHOMA CITY

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2856	R146641000	NORTH OKLAHOMA COUNTY COMMUNITY, MENTAL HEALTH CENTER INC, C/O NORTHCARE	PO BOX 12978	OKLAHOMA CITY	OK	73157	MILLER PRK RESUB W 1/2 BLK 8	008	000	MILLER PRK RESUB W 1/2 BLK 8 008 000 LOT 1 & LOTS 4 & 5	5000 N MERIDIAN AVE OKLAHOMA CITY
2856	R146644500	REICHERT ROBERT JOSEPH	4428 NW 48TH ST	OKLAHOMA CITY	OK	73112-2241	MILLER PRK RESUB W 1/2 BLK 8	008	008	MILLER PRK RESUB W 1/2 BLK 8 008 008	4417 NW 49TH ST OKLAHOMA CITY
2856	R146645000	JDR GROUP LLC	7424 NW 112TH ST	OKLAHOMA CITY	OK	73162	MILLER PRK RESUB W 1/2 BLK 8	008	009	MILLER PRK RESUB W 1/2 BLK 8 008 009	4409 NW 49TH ST OKLAHOMA CITY
2856	R146646000	DOMELLE ALLEN	4404 NW 49TH ST	OKLAHOMA CITY	OK	73112	MILLER PRK RESUB W 1/2 BLK 8	008	011	MILLER PRK RESUB W 1/2 BLK 8 008 011	4404 NW 49TH ST OKLAHOMA CITY
2856	R146646500	ELLIOTT AUSTIN, CZARNECKI ASHLEIGH	4403 NW 49TH ST	OKLAHOMA CITY	OK	73112	MILLER PRK RESUB W 1/2 BLK 8	008	012	MILLER PRK RESUB W 1/2 BLK 8 008 012	4403 NW 49TH ST OKLAHOMA CITY
2856	R146647000	SELF MICHAEL TODD	4401 NW 49TH ST	OKLAHOMA CITY	OK	73112-2207	MILLER PRK RESUB W 1/2 BLK 8	008	013	MILLER PRK RESUB W 1/2 BLK 8 008 013	4401 NW 49TH ST OKLAHOMA CITY
2856	R146647500	FREEMAN JERRY L & MARY L	4402 NW 49TH ST	OKLAHOMA CITY	OK	73112-2208	MILLER PRK RESUB W 1/2 BLK 8	008	014	MILLER PRK RESUB W 1/2 BLK 8 008 014	4402 NW 49TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**4400 & 4410 NW 50<sup>th</sup> St.**

**December 12, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

[kturner@wbflaw.com](mailto:kturner@wbflaw.com)

## **SPUD- MASTER DESIGN STATEMENT**

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

### **I. Special Development Regulations:**

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

1. This site will be developed in accordance with the regulation of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.12	Automotive: Parking Lots, as a Principal Use
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.2	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8200.2	Dwelling Units and Mixed Uses
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related

8300.53	Medical Services: Restricted
8250.16	Murals
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.62	Research Services: Restricted

**2. Maximum Building Height:**

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be two (2) stories.

**3. Maximum Building Size:**

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines:**

- North: 30 feet
- East: 15 feet
- South: 5-foot landscaped buffer strip and building line setback of 15 feet
- West: 5 feet

**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:**

**8.1 Freestanding On-Premise Signs**

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

**8.2 Attached Signs**

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

**8.3 Off-Premise Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

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

**9. Access:**

Access may be taken from shared access drive off of NW 50<sup>th</sup> St.

**10. Sidewalks:**

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations.

**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 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 metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

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

**5. Dumpsters:**

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

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

**6. Parking:**

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

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches,

piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Topographic Survey



