



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

2312 NW 21st St.

Project Name

2312 NW 21st St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1637
Case No.: SPUD -	1637
File Date:	5-14-24
Ward No.:	W6
Nbhd. Assoc.:	Aurora NA/Pennsylvania Place HOA
School District:	OKC
Extg Zoning:	R-2
Overlay:	

.32 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

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@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.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.

QUIT CLAIM DEED  
(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That **2312 NW 21<sup>st</sup> LLC, an Oklahoma Limited Liability Company**, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto **Oaken Properties, LLC, 50% interest and MD Properties, LLC, 50% interest**, party of the second part, all his/her right, title. Interest, estate, and every claim and demand, both at law and in equity, in and to all the following described and real property and premises situate in **Oklahoma County**, State of Oklahoma, to-wit:

A part of the North Half (N/2) of Block Seven (7), in AURORA ADDITION to Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of said Block 7, 195 feet East of the Northwest Corner thereof; Thence running South 150 feet; Thence running East 130 feet; Thence running North 42 feet; Thence running West 50 feet; Thence running North 108 feet; Thence running West 80 feet to the Point or Place of Beginning, according to the recorded plat thereof.

Return to: Grantees, 1301 Fox Cove Court, Edmond, OK 73034

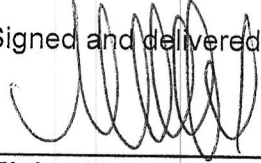
Exempt doc stamps per title 68 section 3202 paragraph 4

Subject to easements, restrictions and mineral reservations of record.

Together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above-described premises unto the said party of the second part, their heirs and assigns forever.

Signed and delivered this 6<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Michael P. Dunham, Member of  
2312 NW 21<sup>st</sup> LLC

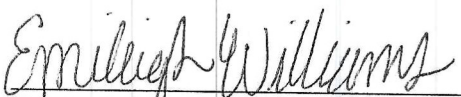
  
\_\_\_\_\_  
Michael T. Menzel, Member of  
2312 NW 21<sup>st</sup> LLC

STATE OF Oklahoma )  
COUNTY OF Oklahoma )

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for this State, on this 6<sup>th</sup> day of April, 2023, personally appeared **Michael P. Dunham and Michael T. Menzel, Members of 2312 NW 21<sup>st</sup> LLC, an Oklahoma Limited Liability Company**, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

  
\_\_\_\_\_  
Notary Public

My Commission expires

Courtesy Filing IQCD-S



Exhibit A  
Legal Description

A part of the North Half (N/2) of Block Seven (7), in AURORA ADDITION to Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of said Block 7, 195 feet East of the Northwest Corner thereof; Thence running South 150 feet; Thence running North East 130 feet; Thence running North 42 feet; Thence running West 50 feet; Thence running North 108 feet; Thence running West 80 feet to the Point or Place of Beginning, according to the recorded plat thereof.

## LETTER OF AUTHORIZATION

Oaken Properties, (the property owner of record) or (an agent of the property owner of record) authorizes 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 \_\_\_\_

2312 NW 21st St, Oklahoma City, Ok 73107

By: 

Title: Owner / Manager

Date: 5/13/24

## LETTER OF AUTHORIZATION

MD Properties, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes 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 \_\_\_\_  
2312 NW 21st St. Oklahoma City, OK 73107

By: Michael Durham 

Title: CO-owner

Date: 5/15/2024

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), both inclusive.

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

Dated: May 10, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2872914-OK99

OWNERSHIP REPORT  
ORDER 2872914-OK99

DATE PREPARED: MAY 14, 2024  
EFFECTIVE DATE: MAY 10, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2717	R063742160	OAKEN PROPERTIES LLC	MD PROPERTIES LLC	1301 FOX COVE CT	EDMOND	OK	73034-7321	AURORA ADDITION	007	000	AURORA ADDITION 007 000 PT OF N/2 BLK 7 BEG 195FT E OF NW/C BLK 7 TH S150FT E130FT N42FT W50FT N108FT W80FT TO BEG (SUBJECT PROPERTY)	2312 NW 21ST ST OKLAHOMA CITY
2717	R063741410	OLDE MISSION LLC		3525 S 2300 E	SALT LAKE CITY	UT	84109	AURORA ADDITION	005	000	AURORA ADDITION 005 000 E52FT OF S 1/2	2335 NW 21ST ST OKLAHOMA CITY
2717	R063741440	CANNON PEGGY L		2339 NW 21ST ST	OKLAHOMA CITY	OK	73107-3338	AURORA ADDITION	005	000	AURORA ADDITION 005 000 W52FT OF E104FT OF S 1/2	2339 NW 21ST ST OKLAHOMA CITY
2717	R063741560	10 SQUARE LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	AURORA ADDITION	000	000	AURORA ADDITION 000 000 N42FT LOT 1 OF S 1/2 BLK 6	2209 N YOUNGS BLVD OKLAHOMA CITY
2717	R063741590	ODELL LARRY L & KIMBERLY D		2301 NW 21ST ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	000	000	AURORA ADDITION 000 000 S108FT LOT 1 OF S 1/2 BLK 6	2301 NW 21ST ST OKLAHOMA CITY
2717	R063741620	COLCLAZIER JERRY	COLCLAZIER AMIE	404 N MAIN ST	SEMINOLE	OK	74868	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 2 OF S 1/2 BLK 6	2305 NW 21ST ST OKLAHOMA CITY
2717	R063741645	BEAVERS CLAYTON II		2309 NW 21ST ST	OKLAHOMA CITY	OK	73107-3311	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 3 OF S 1/2 BLK 6	2309 NW 21ST ST OKLAHOMA CITY
2717	R063741650	JUDAH RENTALS LLC		1200 N SHARTEL AVE STE 1100	OKLAHOMA CITY	OK	73103	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 4 OF S 1/2 BLK 6	2311 NW 21ST ST OKLAHOMA CITY
2717	R063741680	RODRIGUEZ MONICA	TALAMANTES RICARDO RODRIGUEZ	2317 NW 21ST ST	OKLAHOMA CITY	OK	73107-3311	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 5 OF S 1/2 BLK 6	2317 NW 21ST ST OKLAHOMA CITY
2717	R063741710	WILSON SCOTT		2321 NW 21ST ST	OKLAHOMA CITY	OK	73107-3311	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 6 OF S 1/2 BLK 6	2321 NW 21ST ST OKLAHOMA CITY
2717	R063741740	ESCROW STRATEGY LLC		1309 NE 23RD ST, Unit A	OKLAHOMA CITY	OK	73111	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 7 S 1/2 BLK 6	2325 NW 21ST ST OKLAHOMA CITY
2717	R063741770	NEW FOREST LLC		422 NW 35TH ST	OKLAHOMA CITY	OK	73118	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOT 8 OF S 1/2 BLK 6	2331 NW 21ST ST OKLAHOMA CITY
2717	R063741830	QUINTERO GILBERTO P	SAENZ ELODIA	1436 REDING DR	OKLAHOMA CITY	OK	73119-4026	AURORA ADDITION	000	000	AURORA ADDITION 000 000 N50FT OF S100FT LOTS 1 THRU 5 OF N 1/2 BLK 6	2217 N YOUNGS BLVD OKLAHOMA CITY
2717	R063741860	QUINTERO GILBERTO P		1436 REDING DR	OKLAHOMA CITY	OK	73119-4026	AURORA ADDITION	000	000	AURORA ADDITION 000 000 S50FT LOTS 1 THRU 5 OF N 1/2 BLK 6	2215 N YOUNGS BLVD OKLAHOMA CITY
2717	R063741890	DO IT RIGHT & EASY PROPERTIES LLC		825 NW 118TH ST	OKLAHOMA CITY	OK	73114-7930	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOTS 6 & 7 OF N 1/2 BLK 6	2310 NW 22ND ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2872914-OK99

DATE PREPARED: MAY 14, 2024  
EFFECTIVE DATE: MAY 10, 2024 AT 7:30 AM

2717	R063741920	LUECKE EMMA		2314 NW 22ND ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOTS 8 & 9 OF N 1/2 BLK 6	2314 NW 22ND ST OKLAHOMA CITY
2717	R063741950	GARCIA MARCELA GUERRERO		2318 NW 22ND ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOTS 10 & 11 OF N 1/2 BLK 6	2318 NW 22ND ST OKLAHOMA CITY
2717	R063741980	MAPLES BRADLEY L	LORANCE STEPHANIE M	2322 NW 22ND ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOTS 12 & 13 OF N 1/2 BLK 6	2322 NW 22ND ST OKLAHOMA CITY
2717	R063742010	FRIDAY NIGHT INVESTMENTS LLC		3018 CREEKVIEW DR	TUTTLE	OK	73089-1008	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOTS 14 & 15 OF N 1/2 BLK 6	2326 NW 22ND ST OKLAHOMA CITY
2717	R063742040	BE RENTALS LLC		1216 NW 34TH ST	OKLAHOMA CITY	OK	73118	AURORA ADDITION	000	000	AURORA ADDITION 000 000 LOTS 16 & 17 OF N 1/2 BLK 6	2332 NW 22ND ST OKLAHOMA CITY
2717	R063742070	HERNANDEZ KATHRYN		2115 N YOUNGS BLVD	OKLAHOMA CITY	OK	73107	AURORA ADDITION	007	000	AURORA ADDITION 007 000 S75FT OF E106FT OF N 1/2	2115 N YOUNGS BLVD OKLAHOMA CITY
2717	R063742100	LOUDEN LINDA A TRS	LOUDEN LOVELY LINDA TRUST	4727 MACAFEE RD	TORRANCE	CA	90505-4324	AURORA ADDITION	007	000	AURORA ADDITION 007 000 PT OF BLK 7 BEG AT S LINE OF 21ST ST & W LINE OF YOUNGS BLVD TH S75FT W106FT N75FT E106FT TO BEG	2300 NW 21ST ST OKLAHOMA CITY
2717	R063742130	CELESTIAL PROPERTIES LLC		PO BOX 185	MUSTANG	OK	73064-0185	AURORA ADDITION	007	000	AURORA ADDITION 007 000 BEG 275FT E OF NW/C BLK 7 TH E50FT S108FT W50FT N108FT TO BEG	2308 NW 21ST ST OKLAHOMA CITY
2717	R063742190	INNOVEX INVESTMENTS LLC		3126 S BOULEVARD STE 171	EDMOND	OK	73013-5308	AURORA ADDITION	000	000	AURORA ADDITION 000 000 W64FT OF N 1/2 BLK 7	2328 NW 21ST ST OKLAHOMA CITY
2717	R063742224	LPN ONE MANAGEMENT LLC		1915 NW 23RD ST	OKLAHOMA CITY	OK	73106	AURORA ADDITION	007	000	AURORA ADDITION 007 000 E64FT OF W128FT OF N 1/2	2324 NW 21ST ST OKLAHOMA CITY
2717	R063742228	RELIQUUS LLC		2320 NW 21ST ST	OKLAHOMA CITY	OK	73107-3312	AURORA ADDITION	007	000	AURORA ADDITION 007 000 BEG 236FT W OF NE/C BLK 7 TH S150FT W67FT N150FT E67FT TO BEG	2320 NW 21ST ST OKLAHOMA CITY
2717	R063742250	FRIDAY NIGHT INVESTMENTS LLC		3018 CREEKVIEW DR	TUTTLE	OK	73089	AURORA ADDITION	007	000	AURORA ADDITION 007 000 S75FT OF E106FT OF S 1/2	2301 NW 20TH ST OKLAHOMA CITY
2717	R063742280	OHAGAN DOYLE O & JENNIFER J		10901 OLD RIVER TRL	EDMOND	OK	73013-8382	AURORA ADDITION	007	000	AURORA ADDITION 007 000 N75FT OF E106FT OF S 1/2	2109 N YOUNGS BLVD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2872914-OK99

DATE PREPARED: MAY 14, 2024  
EFFECTIVE DATE: MAY 10, 2024 AT 7:30 AM

2717	R063742310	HOLLAS CHELSIE NICOLE		2309 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	007	000	AURORA ADDITION 007 000 W50FT OF E156FT OF S 1/2	2309 NW 20TH ST OKLAHOMA CITY
2717	R063742340	VALUE ADDED PROPERTIES LP		9913 COMMONWEALTH PL	OKLAHOMA CITY	OK	73159-7445	AURORA ADDITION	007	000	AURORA ADDITION 007 000 N50FT OF W75FT OF S150FT	2110 N CROSS ST OKLAHOMA CITY
2717	R063742350	MCDONALD LESA K TRS	MCDONALD LESA K LIV TRUST	2325 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	007	000	AURORA ADDITION 007 000 S96.5FT OF W75FT OF S 1/2	2329 NW 20TH ST OKLAHOMA CITY
2717	R063742370	MCDONALD LESA K LIV TRUST		2325 NW 20TH ST	OKLAHOMA CITY	OK	73107-3309	AURORA ADDITION	007	000	AURORA ADDITION 007 000 E50FT OF W125FT OF S 1/2	2325 NW 20TH ST OKLAHOMA CITY
2717	R063742400	ELLIOTT MICHAEL	CHUCAIR ELLIOTT ANA	2319 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	007	000	AURORA ADDITION 007 000 E50FT OF W225FT OF S 1/2	2319 NW 20TH ST OKLAHOMA CITY
2717	R063742430	GAGLIO CRAIG ANTHONY	WARFIELD HEATHER	2321 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	007	000	AURORA ADDITION 007 000 E50FT OF W175FT OF S 1/2	2321 NW 20TH ST OKLAHOMA CITY
2717	R063742460	GRAMAJO MIGUEL A	MALDONADO EUSEBIA A	3821 NEWPORT ST	OKLAHOMA CITY	OK	73112	AURORA ADDITION	007	000	AURORA ADDITION 007 000 W50FT OF E206FT OF S 1/2	2313 NW 20TH ST OKLAHOMA CITY
2717	R063742550	SMYRNA REVOCABLE TRUST		PO BOX 20471	OKLAHOMA CITY	OK	73156-0443	AURORA ADDITION	008	000	AURORA ADDITION 008 000 E40FT OF NE4	2334 NW 21ST ST OKLAHOMA CITY
2717	R063742580	TIMBERIDGE LLC		2020 NE 4TH ST	OKLAHOMA CITY	OK	73117	AURORA ADDITION	008	000	AURORA ADDITION 008 000 BEG 40FT W OF NE/C BLK 8 TH S150FT W45FT N150FT E45FT TO BEG	2338 NW 21ST ST OKLAHOMA CITY
2717	R063742700	KING BRYAN	EWALD MADISON N	2335 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	008	000	AURORA ADDITION 008 000 E44FT OF E 1/2 OF S 1/2	2335 NW 20TH ST
2717	R063742730	GRAMAJO DORITA OTILIA		3033 NW 16TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	008	000	AURORA ADDITION 008 000 W48FT OF E92FT OF S2 OF E2	2339 NW 20TH ST OKLAHOMA CITY
2717	R063744290	SWEETHOME INVESTMENT LLC		2604 SW 136TH ST	OKLAHOMA CITY	OK	73170	AURORA ADDITION	012	001	AURORA ADDITION 012 001 E50FT	2322 NW 20TH ST OKLAHOMA CITY
2717	R063744350	BAROCIO DAVID		2330 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	012	001	AURORA ADDITION 012 001 N88.39FT OF W50FT	2330 NW 20TH ST OKLAHOMA CITY
2717	R063744380	CALDERON JOSE		4404 NW 19TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	012	001	AURORA ADDITION 012 001 E50FT OF W100FT	2326 NW 20TH ST OKLAHOMA CITY
2717	R063744410	SIMON CHRIS M		2318 NW 20TH ST	OKLAHOMA CITY	OK	73107-3310	AURORA ADDITION	012	002	AURORA ADDITION 012 002 W50FT	2318 NW 20TH ST OKLAHOMA CITY
2717	R063744440	FILIBERTI ADRIAN		2312 NW 20TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	012	002	AURORA ADDITION 012 002 E50FT OF W100FT	2312 NW 20TH ST OKLAHOMA CITY
2717	R063744470	MILLER RONALD & KARA TRS	MILLER FAMILY TRUST	22532 TERRITORY RDG	LUTHER	OK	73054-5503	AURORA ADDITION	012	002	AURORA ADDITION 012 002 E50FT	2310 NW 20TH ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2872914-OK99

DATE PREPARED: MAY 14, 2024  
EFFECTIVE DATE: MAY 10, 2024 AT 7:30 AM

2717	R063744500	CLAYBORNE VERONICA M & CLAUDE L JR		6267 W OLYMPIC BLVD	LOS ANGELES	CA	90048- 5409	AURORA ADDITION	012	003	AURORA ADDITION 012 003 E81FT OF N100FT	2300 NW 20TH ST OKLAHOMA CITY
2717	R063744530	DOSCHER WILLIAM C		2717 N HOLLOWAY AVE	BETHANY	OK	73008	AURORA ADDITION	012	003	AURORA ADDITION 012 003 W50FT OF N100FT	2306 NW 20TH ST OKLAHOMA CITY
2717	R063744560	BOYKIN MICHELLE		2015 N YOUNGS BLVD	OKLAHOMA CITY	OK	73107	AURORA ADDITION	012	003	AURORA ADDITION BLK 012 LOT 000 S50FT OF LOT 3 EX E19FT	2015 N YOUNGS BLVD OKLAHOMA CITY
2717	R064060250	GRAMAJO MOISES & MARIA		2249 NW 21ST ST	OKLAHOMA CITY	OK	73107- 3546	LAS VEGAS ADDITION	004	000	LAS VEGAS ADDITION 004 000 ALL LOT 5 & W9 1/2FT OF LOT 6	2249 NW 21ST ST OKLAHOMA CITY
2717	R064062350	MONTOKA NESTOR S & GLADYS F		1944 NW 19TH ST	OKLAHOMA CITY	OK	73106- 1604	LAS VEGAS ADDITION	009	003	LAS VEGAS ADDITION 009 003 E53FT	2244 NW 21ST ST OKLAHOMA CITY
2717	R064062400	LUCAS INVESTMENTS LLC		2609 W COUNTRY CLUB DRIVE	OKLAHOMA CITY	OK	73116	LAS VEGAS ADDITION	009	000	LAS VEGAS ADDITION 009 000 N105.3FT OF W9.5FT OF LOT 3 & N105.3FT OF LOT 4	2248 NW 21ST ST OKLAHOMA CITY
2717	R064062450	EATON RUTH M		1616 SW 85TH ST	OKLAHOMA CITY	OK	73159- 6223	LAS VEGAS ADDITION	009	000	LAS VEGAS ADDITION 009 000 S44.7FT OF W9.5FT OF LOT 3 & S44.7FT OF LOT 4	2114 N YOUNGS BLVD OKLAHOMA CITY
2717	R064062500	BROWN PATRICIA A		4017 SUNVALLEY DR	NORMAN	OK	73026	LAS VEGAS ADDITION	009	000	LAS VEGAS ADDITION 009 000 LOT 5 & W11 1/2FT OF LOT 6	2249 NW 20TH ST OKLAHOMA CITY
2717	R064062550	LEE CHRISTOPHER N & VIRGINIA K		2245 NW 20TH ST	OKLAHOMA CITY	OK	73107- 3544	LAS VEGAS ADDITION	009	006	LAS VEGAS ADDITION 009 006 E51FT	2245 NW 20TH ST OKLAHOMA CITY
2717	R064062850	LEON ALEJANDRA JIMENEZ		2248 NW 20TH ST	OKLAHOMA CITY	OK	73107	LAS VEGAS ADDITION	010	000	LAS VEGAS ADDITION 010 000 N91FT OF W6 1/2FT OF LOT 3 & N91FT OF LOT 4	2248 NW 20TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**2312 NW 21<sup>st</sup> St.**

**May 14, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.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 **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be permitted within this SPUD, except that use unit 8200.12 Multiple-Family Residential shall be limited to a two-family and four-family structure.

2. **Maximum Building Height:**

The existing structures 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 in accordance with the base zoning district.

3. **Maximum Building Size:**

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

**5. Building Setback Lines:**

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

**6. Minimum Lot Width:**

The minimum lot width shall be 80 feet.

**7. Sight-Proof Screening:**

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

**8. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform to applicable 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. Signs:**

**8.1 Freestanding Accessory 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 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**10. Access:**

Access shall be taken from NW 21<sup>st</sup> St.

**11. Sidewalks**

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

## **II. Other Development Regulations:**

### **1. Architecture:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the 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:**

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

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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, except that a minimum of one (1) parking space per dwelling shall be required.

### **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 A  
Legal Description

A part of the North Half (N/2) of Block Seven (7), in AURORA ADDITION to Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of said Block 7, 195 feet East of the Northwest Corner thereof; Thence running South 150 feet; Thence running North East 130 feet; Thence running North 42 feet; Thence running West 50 feet; Thence running North 108 feet; Thence running West 80 feet to the Point or Place of Beginning, according to the recorded plat thereof.

