



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  
NW 30th St. & N. Pennsylvania Ave.  
Project Name

2121 NW 30th St. & ~~2129 NW 30th St.~~  
Address / Location of Property (Provide County name & parcel no. if unknown)

Residential and office development.  
Summary Purpose Statement / Proposed Development

Staff Use Only:	1694
Case No.: SPUD -	
File Date:	10-31-24
Ward No.:	W2
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	R-1/SPUD-1257
Overlay:	

.53 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

dmbbox@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.



(Individual Form)  
WARRANTY DEED  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Joe Fred Boston, a single person** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

**SISU YOUTH, INC.**

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

**For Tax Map ID(s): 053258625**

All of Lots Eleven (11), and Twelve (12), in Block Sixteen (16), of THE AMENDED PLAT OF THE EAST HALF (E/2) OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered October 14, 2022.

  
Joe Fred Boston


The State of OKLAHOMA

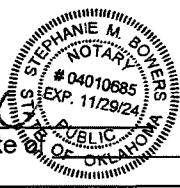
INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14 day of October, 2022 personally appeared Joe Fred Boston, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) 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 in and for the State of Oklahoma  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_



**Mail Deed and Tax Statements To:**  
SISU YOUTH, INC.  
3131 N Pennsylvania Ave  
Oklahoma City, OK 73112

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 710102204877  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.

# WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2006522  
American Security Title Insurance Company

2021011201005575 B: 14595 P: 647  
01/12/2021 02:29:08 PM Pgs: 1  
Fee: \$18.00 Doc Stamp: \$247.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



## Know All Men by These Presents:

THAT, **23 Psalm Worship Center, an Oklahoma non-profit corporation**, 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 **SISU Youth, Inc.**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit: \* SISU Youth

Lots Thirteen (13) and Fourteen (14), of Block Sixteen (16), of the AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.  
AND

Lots Fifteen (15) and Sixteen (16), of Block Sixteen (16), of the AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 053258650

Grantee's Mailing Address: 3131 N Pennsylvania, Okla. 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.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President this 20th day of December, 2020.

23 PSALM WORSHIP CENTER, AN OKLAHOMA  
NON-PROFIT CORPORATION

Timothy N. Theilmann  
President

2006522  
Doc Stamps: \$247.50  
CORPORATION ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of December, 2020, personally appeared, **Timothy N. Theilmann**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **President** and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Commission Expires: \_\_\_\_\_



The Oklahoma City Abstract & Title Co.  
P.O. Box 260  
Oklahoma City, OK 73101  
File # 2006522

**Exhibit A**  
**Legal Description**

2121 NW 30<sup>th</sup> Street

All of Lots Eleven (11), and Twelve (12), in Block Sixteen (16), of THE AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

2129 NW 30<sup>th</sup> Street

Lots Thirteen (13) through Sixteen (16) of Block Sixteen (16), THE AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

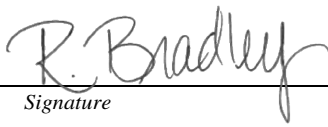
# LETTER OF AUTHORIZATION

I, Sisu Youth or,  
*Property Owner of Record*

Rachel Bradley authorize,  
*Agent of the Property Owner of Record and Title*

Williams, Box, Forshee & Bullard, P.C. & Crafton Tull  
*Designated Representatives*

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:   
*Signature*

Title: Executive Director  
*Manager / Proprietor*

Date: 10/03/2024  
*MM/DD/YYYY*

**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:

2121 NW 30th Street

All of Lots Eleven (11), and Twelve (12), in Block Sixteen (16), of THE AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.  
AND

2129 NW 30th Street

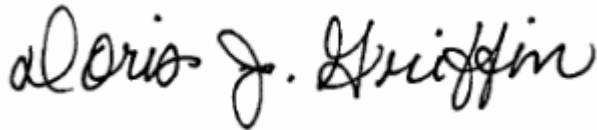
Lots Thirteen (13) through Sixteen (16) of Block Sixteen (16), THE AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (9 ), 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:   October 16, 2024 at 7:30 AM

**First American Title Insurance Company**



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2899476-OK99

**OWNERSHIP REPORT**  
**FILE NUMBER 2899476**

**EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 A.M.**  
**DATE PREPARED: OCTOBER 25, 2024**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2673	R053258650	SISU YOUTH INC	3131 N PENNSYLV ANIA AVE	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 13 THRU 16 (PART OF SUBJECT PROPERTY)	2129 NW 30TH ST OKLAHOMA CITY
2673	R053258625	SISU YOUTH INC	3131 N PENNSYLV ANIA AVE	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 11 & 12 (PART OF SUBJECT PROPERTY)	2121 NW 30TH ST OKLAHOMA CITY
2673	R053257275	RJL INVESTMENTS LLC	2113 NW 27TH ST	OKLAHOMA CITY	OK	73107- 2513	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 23 & 24	3130 N BARNES OKLAHOMA CITY
2673	R053257250	INFINITY INVESTMENT PROPERTIES LLC	1225 E 33RD ST	EDMOND	OK	73013	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 21 & 22	2140 NW 31ST ST OKLAHOMA CITY
2673	R053257225	WILLIAMS TOBY H & KIMBERLY L	PO BOX 57863	OKLAHOMA CITY	OK	73157- 7863	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 19 & 20	2136 NW 31ST ST OKLAHOMA CITY
2673	R053257200	DAVES JAMES S	2132 NW 31ST ST	OKLAHOMA CITY	OK	73112- 7906	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 17 & 18	2132 NW 31ST ST OKLAHOMA CITY
2673	R053257175	DIAZ DLOMAN RODELMO, ALFARO MONICA DIAZ	4501 NW 28TH ST	OKLAHOMA CITY	OK	73127	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 15 & 16	2128 NW 31ST ST OKLAHOMA CITY

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2673	R053257160	SFR3 040 LLC	228 PARK AVE S, Unit 73833	NEW YORK	NY	10003	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 13 & 14	2124 NW 31ST ST OKLAHOMA CITY
2673	R053257150	SCOTT RANDY	2120 NW 31ST ST	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 11 & 12	2120 NW 31ST ST OKLAHOMA CITY
2673	R053257050	CHURCH OF THE OPEN ARMS INC	1212 N HUDSON AVE	OKLAHOMA CITY	OK	73103- 3739	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 1 THRU 10 & E1FT OF LOT 42 & LOTS 43 & 44	3131 N PENNSYLVAN IA AVE OKLAHOMA CITY
2673	R053257500	AGUILAR ANDRES & MARIA ROSA	4828 EASTMAN DR	OKLAHOMA CITY	OK	73122	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 S55FT LOTS 45 THRU 48 SUBJ TO ESMTS OF RECORD	3115 N PENNSYLVAN IA AVE OKLAHOMA CITY
2673	R053257455	OGAGHISEIDABAD JAFAR	3117 N PENNSYLV ANIA	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 S54.65FT OF N85FT OF LOTS 45 THRU 48	3117 N PENNSYLVAN IA AVE OKLAHOMA CITY
2673	R053257300	RJL INVESTMENTS	2113 NW 27TH ST	OKLAHOMA CITY	OK	73107	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 25 & 26	3120 N BARNES AVE OKLAHOMA CITY
2673	R053257320	SARSYCKI HESTER	2141 CASHION PL	OKLAHOMA CITY	OK	73112- 7911	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 27 & 28	2141 CASHION PL OKLAHOMA CITY



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2673	R053257325	GRAMAJO MIGUEL A, MALDONADO EUSEBIA	2347 NW 15TH ST	OKLAHOMA CITY	OK	73107- 4920	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 29 & 30	2137 CASHION PL OKLAHOMA CITY
2673	R053257335	OCHOA AMBNER ENRIQUE ECHEVERRIA, MAZARIEGOS MARITZA	2133 CASHION PL	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 31 & 32	2133 CASHION PL OKLAHOMA CITY
2673	R053257350	VAN INVESTMENTS LLC	800 NE 63RD ST STE 200	OKLAHOMA CITY	OK	73105	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 33 & 34	2129 CASHION PL OKLAHOMA CITY
2673	R053257375	SMITH APARACIDA VIRGINIA	2125 CASHION PL	OKLAHOMA CITY	OK	73112- 7911	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 35 & 36	2125 CASHION PL OKLAHOMA CITY
2673	R053257400	BLOUNT EMILY KATHRYN	2121 CASHION PL	OKLAHOMA CITY	OK	73112- 7911	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 37 & 38	2121 CASHION PL OKLAHOMA CITY
2673	R053257425	HENSLEY ALEXANDER J	2117 CASHION PL	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 39 & 40	2117 CASHION PL OKLAHOMA CITY
2673	R053257430	CHURCH OF THE OPEN ARMS INC	3131 N PENNSYLV ANIA AVE	OKLAHOMA CITY	OK	73112- 7998	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOT 41 & W24FT LOT 42 EXEMPT	2109 CASHION PL OKLAHOMA CITY
2673	R053257050	CHURCH OF THE OPEN ARMS INC	1212 N HUDSON AVE	OKLAHOMA CITY	OK	73103- 3739	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 LOTS 1 THRU 10 & E1FT OF LOT 42 & LOTS 43 & 44	3131 N PENNSYLVAN IA AVE OKLAHOMA CITY

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2673	R053257450	DIRECT CONNECT VENTURES LLC	26 E BASELINE RD, Unit 132	PHOENIX	AZ	85042	WEST POINT AMD E2	013	000	WEST POINT AMD E2 013 000 N30.35FT OF LOTS 45 THRU 48	3121 N PENNSYLVANIA AVE OKLAHOMA CITY
2673	R053258125	ANGEL RODRIGO, ANGEL LILIA	2201 CASHION PL	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	014	000	WEST POINT AMD E2 014 000 LOTS 48 49 & 50	2201 CASHION PL OKLAHOMA CITY
2673	R053258175	DIAZ GERALD PATRICK & TAMMY JO TRS, DIAZ GERALD PATRICK & TAMMY JO TRUST	3109 S DAVID DR	OKLAHOMA CITY	OK	73170	WEST POINT AMD E2	015	000	WEST POINT AMD E2 015 000 LOTS 3 & 4	2205 NW 30TH ST OKLAHOMA CITY
2673	R053258150	DUNLOP JAMES R & CYNTHIA B	2201 NW 30TH ST	OKLAHOMA CITY	OK	73112-7903	WEST POINT AMD E2	015	000	WEST POINT AMD E2 015 000 LOTS 1 & 2	2201 NW 30TH ST OKLAHOMA CITY
2673	R053258510	CRAIN JEFFREY I TRS, GRAHAM BOB & CAROLYN 2024 MARTIAL PROPERTY TRUST	6307 WATERFO RD BLVD, Unit 260	OKLAHOMA CITY	OK	73118-1154	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 S52 1/2FT LOTS 3 & 4	2105 NW 30TH ST OKLAHOMA CITY
2673	R053258500	CRAIN JEFFREY I TRS, GRAHAM BOB & CAROLYN 2024 MARTIAL PROPERTY TRUST	6307 WATERFO RD BLVD, Unit 260	OKLAHOMA CITY	OK	73118-1154	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 S52 1/2 FT LOT 1 & 2	2101 NW 30TH ST OKLAHOMA CITY
2673	R053258575	KHALIL SAMIR & NAJAYA TRS, KHALIL FAMILY REV TRUST	10504 WHITECH APEL ST	OKLAHOMA CITY	OK	73162-6962	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 S107FT & 3IN OF LOTS 7 & 8	2115 NW 30TH ST OKLAHOMA CITY

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2673	R053258715	LANGE JAMES ANDREW TRS, LANGE LIV TRUST	2137 NW 30TH ST	OKLAHOMA CITY	OK	73112- 7901	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 19 & 20	2137 NW 30TH ST OKLAHOMA CITY
2673	R053258700	MORGAN MARGARET L & ELMO T	2133 NW 30TH ST	OKLAHOMA CITY	OK	73112- 7901	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 17 & 18	2133 NW 30TH ST OKLAHOMA CITY
2673	R053258600	WOLFE ELIZABETH GRACE	2117 NW 30TH ST	OKLAHOMA CITY	OK	73112	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 9 & 10	2117 NW 30TH ST OKLAHOMA CITY
2673	R053258580	LY TOM, TRAN TRINH	1220 NW 29TH ST	OKLAHOMA CITY	OK	73106- 5416	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 7 & 8 EX S107FT & 3IN	2114 CASHION PL OKLAHOMA CITY
2673	R053258550	NGUYEN VINH THANH, NGUYEN UYEN	10429 BLUE SPRUCE RD	OKLAHOMA CITY	OK	73162	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 LOTS 5 & 6	2109 NW 30TH ST OKLAHOMA CITY
2673	R053258525	NGUYEN SEAN & THUY LIVING TRUST	3109 N PENNSYLV ANIA AVE	OKLAHOMA CITY	OK	73112- 7915	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 000 N102 1/2FT OF LOTS 1 THRU 4	3109 N PENNSYLVAN IA AVE OKLAHOMA CITY
2673	R053258730	LE DAI BA, NGUYEN MICHELLE THUY	3128 NW 63RD ST	OKLAHOMA CITY	OK	73116- 3702	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 N/2 LOTS 21 & 22	UNKNOWN
2673	R053258750	IRISH RESTORATION COMPANY LLC	1227 NW 48TH ST	OKLAHOMA CITY	OK	73118	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 S/2 LOTS 23 & 24	2145 NW 30TH ST OKLAHOMA CITY

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2673	R053258725	IRISH RESTORATION COMPANY LLC	1227 NW 48TH ST	OKLAHOMA CITY	OK	73118	WEST POINT AMD E2	016	000	WEST POINT AMD E2 016 S/2 LOTS 21 & 22	2141 NW 30TH ST OKLAHOMA CITY
2673	R053258755	LE DAI BA, NGUYEN MICHELLE THUY	3128 NW 63RD ST	OKLAHOMA CITY	OK	73116- 3702	WEST POINT AMD E2	016	000	WEST POINT AMD E2 BLK 016 N/2 LOTS 23 & 24	UNKNOWN
2674	R052550780	MUZNY VANITA A	700 N VILLA AVE	OKLAHOMA CITY	OK	73107- 6418	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 25 & 26	2145 NW 29TH ST OKLAHOMA CITY
2674	R052550840	ADEIPE TAIWO B & MOTOLANI	2141 NW 29TH ST	OKLAHOMA CITY	OK	73107- 2525	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 27 & 28	2141 NW 29TH ST OKLAHOMA CITY
2674	R052550900	LOCKERD JIMMIE	1000 N BYERS	MANGUM	OK	73554	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 29 & 30	2139 NW 29TH ST OKLAHOMA CITY
2674	R052550960	KYLE & MORIAH LLC	2505 NW 28TH ST	OKLAHOMA CITY	OK	73107- 2127	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 31 & 32	2133 NW 29TH ST OKLAHOMA CITY
2674	R052551020	MUNOZ SHIRLEY I, PASSENAU CHARLES DALE	2129 NW 29TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 33 & 34	2129 NW 29TH ST OKLAHOMA CITY
2674	R052551080	WINNARD THOMAS WADE	2125 NW 29TH ST	OKLAHOMA CITY	OK	73107- 2525	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 35 & 36	2125 NW 29TH ST OKLAHOMA CITY
2674	R052551140	COBBLE DAVID L & JOYCE E	2500 N GLADE AVE APT 106	BETHANY	OK	73008- 7906	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 37 & 38	2121 NW 29TH ST OKLAHOMA CITY

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DATE PREPARED: OCTOBER 25, 2024**

2674	R052551200	SAGE GINGER	2117 NW 29TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 39 & 40	2117 NW 29TH ST OKLAHOMA CITY
2674	R052551260	WISE STEPHEN EJ	2113 NW 29TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 41 & 42	2113 NW 29TH ST OKLAHOMA CITY
2674	R052551320	HUNT SPENCER J & TIFFANY D	3226 WILSHIRE TER	OKLAHOMA CITY	OK	73116	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 43 & 44	2109 NW 29TH ST OKLAHOMA CITY
2674	R052551380	COX MARILYN B, COX BRUCE M, C/O ROUND UP CLEANERS	3009 N PENNSYLV ANIA AVE	OKLAHOMA CITY	OK	73107- 2552	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 45 THRU 48	3009 N PENNSYLVAN IA AVE OKLAHOMA CITY
2674	R052550720	SMITH DAVID, SMITH KATHRYN	2144 NW 30TH ST	OKLAHOMA CITY	OK	73112	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 23 & 24	2144 NW 30TH ST OKLAHOMA CITY
2674	R052550660	LINDSEY PROPERTIES LLC	19197 156TH ST	LAMONT	OK	74643- 5020	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 21 & 22	2140 NW 30TH ST OKLAHOMA CITY
2674	R052550600	OMEGA INVESTMENTS LLC	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 19 & 20	2136 NW 30TH ST OKLAHOMA CITY
2674	R052550540	CORNER COTTAGE LLC	2251 PARK AVE	NEWCASTLE	OK	73065	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 17 & 18	2132 NW 30TH ST OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 2899476**

**EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 A.M.  
DATE PREPARED: OCTOBER 25, 2024**

2674	R052550480	CASTANEDA RUDY	3129 WINDSOR BLVD	OKLAHOMA CITY	OK	73122	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 15 & 16	2128 NW 30TH ST OKLAHOMA CITY
2674	R052550420	GERT EDMUND	2124 NW 30TH ST	OKLAHOMA CITY	OK	73112-7902	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 13 & 14	2124 NW 30TH ST OKLAHOMA CITY
2674	R052550360	HUGHES JOSHUA RAY	2120 NW 30TH ST	OKLAHOMA CITY	OK	73112-7902	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 11 & 12	2120 NW 30TH ST OKLAHOMA CITY
2674	R052550300	KRESS NICHOLAS D, KRESS LANAIA M LORETT	2116 NW 30TH ST	OKLAHOMA CITY	OK	73112	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 9 & 10	2116 NW 30TH ST OKLAHOMA CITY
2674	R052550240	NGUYEN MINH CHAU T, NGUYEN THANH V	2112 NW 30TH ST	OKLAHOMA CITY	OK	73112	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 7 & 8	2112 NW 30TH ST OKLAHOMA CITY
2674	R052550180	NGUYEN THAN VAN & MINH H T	2104 NW 30TH ST	OKLAHOMA CITY	OK	73112-7902	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 5 & 6	2108 NW 30TH ST OKLAHOMA CITY
2674	R052550120	NGUYEN THAN VAN & MINH H T	2104 NW 30TH ST	OKLAHOMA CITY	OK	73112-7902	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 3 & 4	2104 NW 30TH ST OKLAHOMA CITY
2674	R052550060	NGUYEN VU THANH & LANH NGOC	2104 NW 30TH ST	OKLAHOMA CITY	OK	73112-7902	CASHION PLACE AMD	00A	000	CASHION PLACE AMD 00A 000 LOTS 1 & 2	3023 N PENNSYLVAN IA AVE OKLAHOMA CITY

**OWNERSHIP REPORT**  
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2674	R052551440	MILNER LUCINDA KAY TRS, MILNER KAY REV LIV TRUST	PO BOX 12486	OKLAHOMA CITY	OK	73157	CASHION PLACE AMD	00B	000	CASHION PLACE AMD 00B 000 LOTS 1 & 2	2200 NW 30TH ST OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**NW 30<sup>th</sup> St. & N. Pennsylvania Ave.**

**October 31, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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Kaitlyn Turner

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Oklahoma City, OK 73102

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## **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-1 Single Family Residential 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
8300.25	Child Care Centers
8250.7	Emergency Shelters and Feeding Site
8200.12	Multiple-Family Residential

\*Multi-Family Residential and Emergency Shelters and Feeding Site services shall be associated with and accessory to the youth support services.

### **2. Maximum Building Height:**

The existing structure 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 structure 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/Lot Coverage:**

There shall be a maximum of three (3) buildings within this SPUD. The maximum lot coverage shall be 100% within this SPUD.

**5. Building Setback Lines**

North:	0 feet
South:	15 feet
East:	5 feet
West:	5 feet

There shall be no internal setbacks within this SPUD.

**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 prohibited.

**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 prohibited.

**9. Access:**

Access may be taken from NW 30<sup>th</sup> St. and N. Cashion Pl.

**10. Sidewalks**

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.

## **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.

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, except that there shall be a minimum of 15 parking spaces.

### **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: Aerial Site Plan

Exhibit C: Conceptual Site Plan

Site and Layout  
County Assessor Plot Boundary

Exhibit B





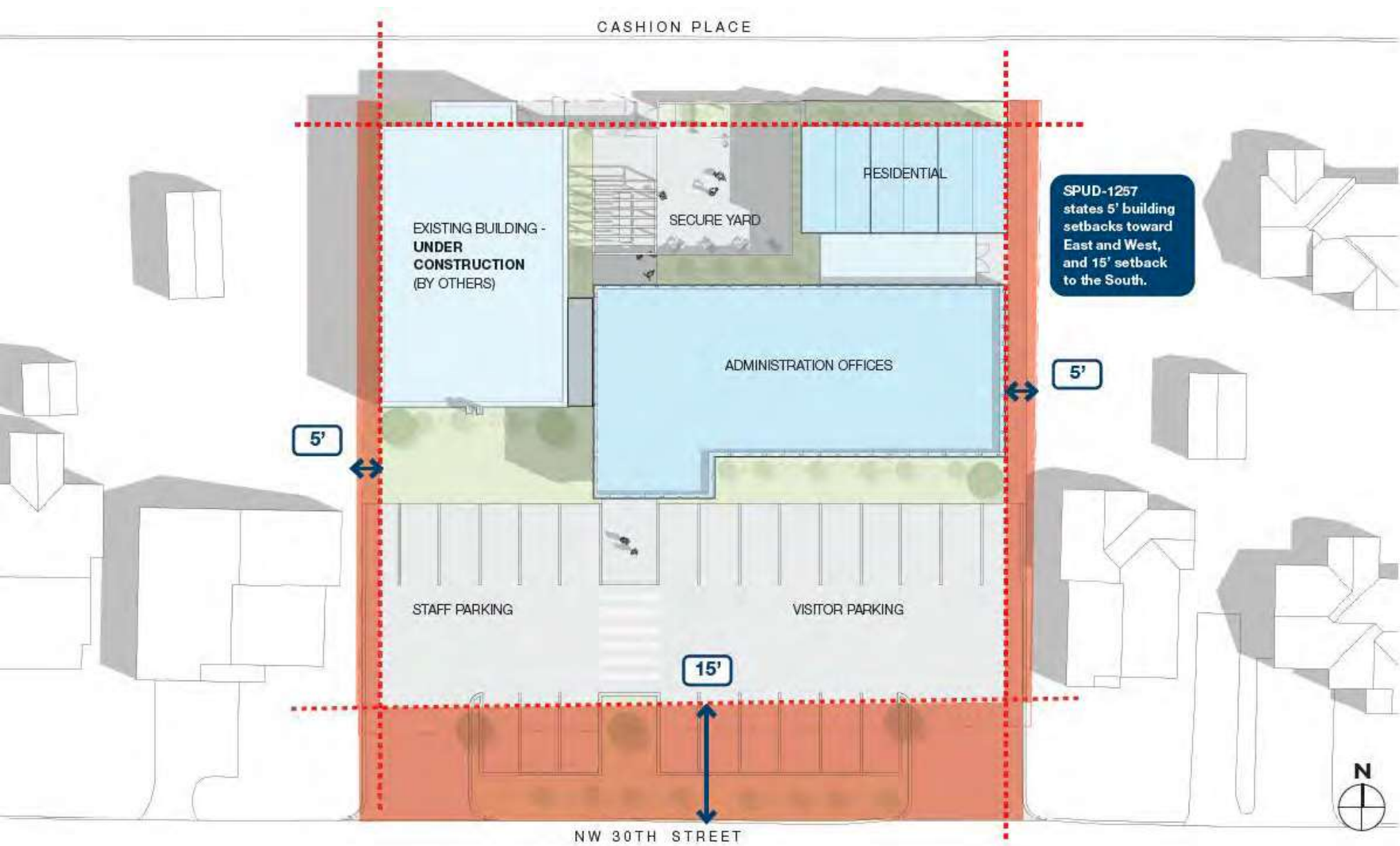


Exhibit C