



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  
3800 SW 27th Pl.

Project Name

3800 SW 27th Pl.

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

Residential development.

Summary Purpose Statement / Proposed Development

|                  |           |
|------------------|-----------|
| Staff Use Only:  | 1647      |
| Case No.: SPUD - | 6-12-24   |
| File Date:       | W3        |
| Ward No.:        | Riverpark |
| Nbhd. Assoc.:    | OKC       |
| School District: | R-1       |
| Extg Zoning:     | AE-2      |
| Overlay:         |           |

3.47 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

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



Return To:  
TAF Construction, LLC  
1723 West Britton Road  
Oklahoma City, OK 73120

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **300.00**

Tax ID#: **1842-13-238-6505**

Filed/insured by: First American Title Insurance Company

File No.: **2854111-OK15 (MM)**

That **Asheli B. Nall a single person**, (the "Grantor"), in consideration of the sum of TEN & NO/100----- Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **TAF Construction, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County**, State of **Oklahoma**, to wit:

**All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning, LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid, AND LESS & EXCEPT a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North 00°15'56" West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North 89°42'12" West a distance of 33 feet to the Point of Beginning; Thence continuing North 89°42'12" West a distance of 200 feet; Thence North 00°15'43" West a distance of 56 feet; Thence South 89°42'12" East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South 00°15'42" East a distance of 56 feet to the Point of Beginning.**

Property Address: **SW 27th Street, Oklahoma City, OK 73108**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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. 2854111 300.00 3/22

Signed and delivered this **April 29, 2024**.

Asheli B. Nall

Asheli B. Nall

ACKNOWLEDGMENT - OKLAHOMA FORM

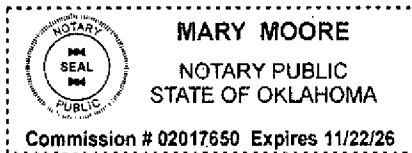
STATE OF **OKLAHOMA**

}

COUNTY OF **Oklahoma**

} **ss.**  
}

This instrument was acknowledged before me on **April 29, 2024**, by **Asheli B. Nall** a single person.



[Signature]  
NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:

same as return

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Harry Adams (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of TAF Construction LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]  
AFFIANT, individually and as authorized agent of the Entity

4-29-2024  
Date

The foregoing instrument was subscribed and sworn to before me this 29 day of April, 2024  
by Harry Adams



[Signature]  
NOTARY PUBLIC

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

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

Exhibit A  
Legal Description

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning,

LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid,

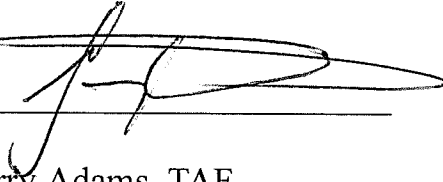
AND LESS & EXCEPT a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North 00°15'56" West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North 89°42'12" West a distance of 33 feet to the Point of Beginning; Thence continuing North 89°42'12" West a distance of 200 feet; Thence North 00°15'43" West a distance of 56 feet; Thence South 89°42'12" East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South 00°15'42" East a distance of 56 feet to the Point of Beginning.

## LETTER OF AUTHORIZATION

TAF Construction 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.

UNPLTD PT SEC 11 11N 4W 000 000 PT SE4 SEC 11 11N 4W  
FORM LOTS 9 THRU 25 BLK 25 & LOTS 1 THRU 25 BLK  
26 BEING A PT PF N ½ OF BLKS 25 & 26 PACKINGHOUSE  
VIEW ADD

By:



Garry Adams, TAF

CONSTRUCTION

Title: Owner / Manager

Date: 04/24/2024

**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 (6 ), 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: June 5, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2875301-OK99

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning,

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OWNERSHIP REPORT  
ORDER 2875301

DATE PREPARED: JUNE 10, 2024  
EFFECTIVE DATE: JUNE 5, 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                      |
|--------|------------|------------------------------|--------|--------------------------|---------------|-------|------------|-------------------------|-------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1842   | R132386505 | TAF CONSTRUCTION LLC         |        | 1723 W BRITTON RD        | OKLAHOMA CITY | OK    | 73120-1348 | UNPLTD PT SEC 11 11N 4W | 000   | 000 | UNPLTD PT SEC 11 11N 4W 000 000 PT SE4 SEC 11 11N 4W FORM LOTS 9 THRU 25 BLK 25 & LOTS 1 THRU 25 BLK 26 BEING A PT OF N 1/2 OF BLKS 25 & 26 PACKINGHOUSE VIEW ADD (SUBJECT PROPERTY)                                                                                                                                          | 0 UNKNOWN OKLAHOMA CITY       |
| 1842   | R077479127 | COUNCIL & JONES              |        | 13 E JANICE APT 102      | YUKON         | OK    | 73099      | PACKINGHOUSE VIEW       | 000   | 000 | PACKINGHOUSE VIEW 000 000 S100FT OF LOTS 26 THRU 34 PLUS S100FT OF W12FT LOT 35 PLUS E20FT OF ATWOOD ST VAC ADJ LOTS ON W & N20FT AVE G VAC ADJ ON S EXTENDING TO CENTERLINE OF ATWOOD ST BLK 25 PLUS LOTS 16 THRU 35 PLUS VAC ALLEY ADJ SD LOTS PLUS E20FT OF ATWOOD ST VAC ADJ LOTS ON W & S 20FT AVE G VAC ADJ ON N BLK 32 | 3731 SW 29TH ST OKLAHOMA CITY |
| 1842   | R077475445 | VARGAS MATA JOSE L           |        | 3600 HICKS AVE           | SPENCER       | OK    | 73084      | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 E10FT LOT 40 ALL LOT 41 W15FT LOT 42 EX S5FT                                                                                                                                                                                                                                                        | 3917 SW 27TH PL OKLAHOMA CITY |
| 1842   | R077475455 | OUTWEST INVESTMENTS LLC      |        | 3317 SW 29TH ST          | OKLAHOMA CITY | OK    | 73119-1628 | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 E10FT LOT 42 ALL LOT 43 W15FT LOT 44 EX S5FT                                                                                                                                                                                                                                                        | 3913 SW 27TH PL OKLAHOMA CITY |
| 1842   | R077475465 | MARTINEZ JUAN CANEDO         |        | 3905 SW 27TH PL          | OKLAHOMA CITY | OK    | 73108      | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 E10FT LOT 44 ALL LOT 45 W15FT LOT 46 EX S5FT                                                                                                                                                                                                                                                        | 3909 SW 27TH PL OKLAHOMA CITY |
| 1842   | R077475475 | CANEDO JUAN                  |        | 3905 SW 27TH PL          | OKLAHOMA CITY | OK    | 73108-4623 | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 E10FT LOT 46 ALL LOT 47 W15FT LOT 48 EX S5FT                                                                                                                                                                                                                                                        | 3905 SW 27TH PL OKLAHOMA CITY |
| 1842   | R077475485 | MARTINES JUAN CANEDO         |        | 3905 SW 27TH PL          | OKLAHOMA CITY | OK    | 73108      | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 E10FT LOT 48 ALL LOT 49 W15FT LOT 50 EX S5FT                                                                                                                                                                                                                                                        | 3901 SW 27TH PL OKLAHOMA CITY |
| 1842   | R077475253 | CITY OF OKLA CITY            |        | 200 N WALKER AVE 2ND FLR | OKLAHOMA CITY | OK    | 73102      | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 N 5FT OF N/2 & S 5FT OF S 2FT & E 10FT OF LOTS 1 & 50 EXEMPT                                                                                                                                                                                                                                        | 0 UNKNOWN OKLAHOMA CITY       |
| 1842   | R077475285 | ORTIZ MAXIMO A & ENCARNACION |        | 3912 SW 27TH ST          | OKLAHOMA CITY | OK    | 73108-4618 | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 W15FT LOT 7 ALL LOT 8 E10FT LOT 9 EX N5FT                                                                                                                                                                                                                                                           | 3912 SW 27TH ST OKLAHOMA CITY |
| 1842   | R077475275 | DUARTE KEITY V MORENO        |        | 3908 SW 27TH ST          | OKLAHOMA CITY | OK    | 73108      | PACKINGHOUSE VIEW       | 022   | 000 | PACKINGHOUSE VIEW 022 000 W15FT LOT 5 ALL LOT 6 E10FT LOT 7 EX N5FT                                                                                                                                                                                                                                                           | 3908 SW 27TH ST OKLAHOMA CITY |

OWNERSHIP REPORT  
ORDER 2875301

DATE PREPARED: JUNE 10, 2024  
EFFECTIVE DATE: JUNE 5, 2024 AT 7:30 AM

|      |            |                                          |                          |                         |               |    |            |                   |     |     |                                                                        |                               |
|------|------------|------------------------------------------|--------------------------|-------------------------|---------------|----|------------|-------------------|-----|-----|------------------------------------------------------------------------|-------------------------------|
| 1842 | R077475265 | SKYLINE DEVELOPMENT INC                  |                          | 6775 BOUCHER DR, Unit 6 | EDMOND        | OK | 73034-9263 | PACKINGHOUSE VIEW | 022 | 000 | PACKINGHOUSE VIEW 022 000 W15FT LOT 3 ALL LOT 4 E10FT LOT 5 EX N5FT    | 3904 SW 27TH ST OKLAHOMA CITY |
| 1842 | R077475255 | PEREZ JUANA A                            |                          | 3900 SW 27TH ST         | OKLAHOMA CITY | OK | 73108      | PACKINGHOUSE VIEW | 022 | 000 | PACKINGHOUSE VIEW 022 000 W15FT LOT 1 ALL LOT 2 E10FT LOT 3 EX N5FT    | 3900 SW 27TH ST OKLAHOMA CITY |
| 1842 | R077475625 | HUERTA ROBERT R                          |                          | 3845 SW 27TH PL         | OKLAHOMA CITY | OK | 73108-4823 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 ALL LOTS 26 & 27 W15FT LOT 28 EX S5FT        | 3845 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475635 | CLARKE ANITA KAY REV TRUST               |                          | 3841 SW 27TH PL         | OKLAHOMA CITY | OK | 73108-4823 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 28 ALL LOT 29 W15FT LOT 30 EX S5FT | 3841 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475645 | VILLARREAL FERNANDO CONTRERAS            | PEREZ MARIA CRUZ ROSALES | 3837 SW 27TH PL         | OKLAHOMA CITY | OK | 73108-4823 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 30 ALL LOT 31 W15FT LOT 32 EX S5FT | 3837 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475655 | CURLISS ANNIE R                          | SCARLETT RALPH A JR      | 3833 SW 27TH PL         | OKLAHOMA CITY | OK | 73108-4823 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 32 ALL LOT 33 W15FT LOT 34 EX S5FT | 3833 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475665 | AVALOS PLACIDO & SANJUANA                |                          | 3416 N UTAH AVE         | OKLAHOMA CITY | OK | 73112-3129 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 34 ALL LOT 35 W15FT LOT 36 EX S5FT | 3829 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475675 | WALTHER MARK F                           |                          | 2408 1/2 S WOODWARD AVE | OKLAHOMA CITY | OK | 73108-5229 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 36 ALL LOT 37 W15FT LOT 38 EX S5FT | 3825 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475685 | ASHE PROPERTIES MANAGEMENT SOUTHWEST LLC |                          | 6717 NW 134TH ST        | OKLAHOMA CITY | OK | 73142      | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 38 ALL LOT 39 W15FT LOT 40 EX S5FT | 3821 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475695 | WILLIAMS CHARLES J & LAVELLE             |                          | 2920 SW 12TH ST         | OKLAHOMA CITY | OK | 73108-2213 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 40 ALL LOT 41 W15FT LOT 42 EX S5FT | 3817 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475705 | LOZANO JESUS M & SYLVIA M                |                          | 900 SW 94TH ST          | OKLAHOMA CITY | OK | 73139-2702 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 42 ALL LOT 43 W15FT LOT 44 EX S5FT | 3813 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475715 | FIERRO RAUL H                            |                          | 1404 SW 30TH ST         | OKLAHOMA CITY | OK | 73119-2308 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 44 ALL LOT 45 W15FT LOT 46 EX S5FT | 3809 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475725 | PROPERTY MANAGEMENT                      | SERVICES INC             | 1411 LINWOOD BLVD       | OKLAHOMA CITY | OK | 73106-5021 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 46 ALL LOT 47 W15FT LOT 48 EX S5FT | 3805 SW 27TH PL OKLAHOMA CITY |
| 1842 | R077475735 | MULLINS INVESTMENT INC                   |                          | 7904 WILSHIRE RIDGE DR  | OKLAHOMA CITY | OK | 73132-3321 | PACKINGHOUSE VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 E10FT LOT 48 ALL LOT 49 W15FT LOT 50 EX S5FT | 3801 SW 27TH PL OKLAHOMA CITY |

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ORDER 2875301

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EFFECTIVE DATE: JUNE 5, 2024 AT 7:30 AM

|      |            |                                     |                    |                                |                  |    |                |                      |     |     |                                                                                           |                                     |
|------|------------|-------------------------------------|--------------------|--------------------------------|------------------|----|----------------|----------------------|-----|-----|-------------------------------------------------------------------------------------------|-------------------------------------|
| 1842 | R077475503 | CITY OF OKLA CITY                   |                    | 200 N<br>WALKER AVE<br>2ND FLR | OKLAHOMA<br>CITY | OK | 73102          | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 N 5FT OF<br>N/2 & S 5FT OF S 2FT & E 10FT LOTS 1 & 50<br>EXEMPT | 0 UNKNOWN<br>OKLAHOMA<br>CITY       |
| 1842 | R077475615 | GUTIERREZ<br>CRISTINA RIOS          | RIOS ENRIQUE C     | 3844 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>23 ALL LOT 24 & 25 EX N5FT                         | 3844 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475605 | SAVARD JOHN<br>ALBERT JR            | SUTTLE TONY DOW JR | 3840 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>21 ALL LOT 22 E10FT LOT 23 EX N5FT                 | 3840 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475595 | BUIE CHARLES<br>EARL                |                    | 3832 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>19 ALL LOT 20 E10FT LOT 21 EX N5FT                 | 3836 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475585 | BUIE TERRY J                        |                    | 3832 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108          | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>17 ALL LOT 18 E10FT LOT 19 EX N5FT                 | 3832 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475575 | MARTINEZ RAFAEL                     | GUZMAN NORA L      | 3828 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108          | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>15 ALL LOT 16 E10FT LOT 17 EX N5FT                 | 3828 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475565 | BUIE TERRY JAY                      | BUIE JERRY RAY     | 3832 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>13 ALL LOT 14 E10FT LOT 15 EX N5FT                 | 3824 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475555 | J GREENVILLE CO                     |                    | 2841 SW 65TH<br>ST             | OKLAHOMA<br>CITY | OK | 73159-<br>2603 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>11 ALL LOT 12 E10FT LOT 13 EX N5FT                 | 3820 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475545 | ORTIZ MELISSA                       |                    | 3816 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108          | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>9 ALL LOT 10 E10FT LOT 11 EX N5FT                  | 3816 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475535 | FRAIRE MONICA &<br>ARCENIO          |                    | 3812 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>7 ALL LOT 8 E10FT LOT 9 EX N5FT                    | 3812 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475525 | BUIE JERRY RAY                      |                    | 601 VISTA LN<br>TRLR 48        | EDMOND           | OK | 73034-<br>6321 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>5 ALL LOT 6 E10FT LOT 7 EX N5FT                    | 3808 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475515 | ALFORD MARKUS<br>E                  | ALFORD JERROD W    | 3804 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>3 ALL LOT 4 E10FT LOT 5 EX N5FT                    | 3804 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475505 | ROBINSON C<br>RICHARD &<br>PATRICIA |                    | 3800 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4822 | PACKINGHOUSE<br>VIEW | 023 | 000 | PACKINGHOUSE VIEW 023 000 W15FT LOT<br>1 ALL LOT 2 E10FT LOT 3 EX N5FT                    | 3800 SW 27TH<br>ST OKLAHOMA<br>CITY |
| 1842 | R077475810 | CAREY HEIGHTS<br>BAPTIST CHURCH     |                    | 3720 SW 27TH<br>ST             | OKLAHOMA<br>CITY | OK | 73108-<br>4820 | PACKINGHOUSE<br>VIEW | 024 | 000 | PACKINGHOUSE VIEW 024 000 LOTS 26<br>THRU 41 EXEMPT                                       | 0 UNKNOWN<br>OKLAHOMA<br>CITY       |

OWNERSHIP REPORT  
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EFFECTIVE DATE: JUNE 5, 2024 AT 7:30 AM

|      |            |                                 |                    |                           |                  |    |                |                            |     |     |                                                                                                                                                                                                                                                |                                            |
|------|------------|---------------------------------|--------------------|---------------------------|------------------|----|----------------|----------------------------|-----|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1842 | R077475870 | MATA MAIRA                      |                    | 2823 S<br>PORTLAND<br>AVE | OKLAHOMA<br>CITY | OK | 73108-<br>4836 | PACKINGHOUSE<br>VIEW       | 024 | 000 | PACKINGHOUSE VIEW 024 000 E20FT OF<br>N65FT OF LOT 44 & N65FT LOTS 45 THRU<br>50                                                                                                                                                               | 2823 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1842 | R077477580 | DELGADOS<br>CONSTRUCTION<br>INC |                    | 2704 SW 35TH<br>ST        | OKLAHOMA<br>CITY | OK | 73119          | PACKINGHOUSE<br>VIEW       | 031 | 000 | PACKINGHOUSE VIEW 031 000 LOTS 16<br>THRU 35                                                                                                                                                                                                   | 3825 SW 29TH<br>ST OKLAHOMA<br>CITY        |
| 1842 | R077477775 | MARTINEZ RALPH<br>T             |                    | 1518 SW 23RD<br>ST        | OKLAHOMA<br>CITY | OK | 73108          | PACKINGHOUSE<br>VIEW       | 031 | 000 | PACKINGHOUSE VIEW 031 000 LOTS 13<br>THRU 15 & LOTS 36 THRU 38                                                                                                                                                                                 | 3825 SW 29TH<br>ST OKLAHOMA<br>CITY        |
| 1842 | R077477885 | MAGERUS PHILIP<br>EUGENE        |                    | 3809 SW 29TH<br>ST        | OKLAHOMA<br>CITY | OK | 73119-<br>1249 | PACKINGHOUSE<br>VIEW       | 031 | 000 | PACKINGHOUSE VIEW 031 000 LOTS 1<br>THRU 12 & 39 THRU 50 EX S17FT OF LOTS<br>43 THRU 50                                                                                                                                                        | 3809 SW 29TH<br>ST OKLAHOMA<br>CITY        |
| 1842 | R077478302 | COUNCIL & JONES<br>GENERAL      | PARTNERSHIP INC    | 13 E JANICE<br>APT 102    | YUKON            | OK | 73099          | PACKINGHOUSE<br>VIEW       | 032 | 000 | PACKINGHOUSE VIEW 032 000 LOTS 1<br>THRU 9 EX N108FT PLUS LOTS 42 THRU 50<br>PLUS VACATED ALLEY LYING BETWEEN LTS<br>1 THRU 9 & LTS 42 THRU 50                                                                                                 | 3701 SW 29TH<br>ST OKLAHOMA<br>CITY        |
| 1842 | R077478300 | VERSATEQ INC                    |                    | 2901 S<br>PORTLAND<br>AVE | OKLAHOMA<br>CITY | OK | 73108-<br>4838 | PACKINGHOUSE<br>VIEW       | 032 | 000 | PACKINGHOUSE VIEW 032 000 N108FT OF<br>LOTS 1 THRU 9 & E10FT OF N110FT OF LOT<br>10 PLUS S/2 VAC SW 28TH ST LYING N &<br>ADJ TO LOTS 1 THRU 9                                                                                                  | 2901 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1842 | R077478310 | WESTERN WEB<br>ENVELOPE INC     | ATTN DAVID PERKINS | 3711 SW 29TH<br>ST        | OKLAHOMA<br>CITY | OK | 73119-<br>1248 | PACKINGHOUSE<br>VIEW       | 032 | 000 | PACKINGHOUSE VIEW 032 000 W15FT OF<br>LOT 10 & ALL LOTS 11 THRU 15 EX S30FT<br>PLUS S/2 VACATED SW 28 STREET ADJ SD<br>LOTS ON N PLUS S30FT LOTS 10 THRU 15 &<br>ALL LOTS 36 THRU 41 & ALL VACATED<br>ALLEY ADJ SD LOTS                        | 3711 SW 29TH<br>ST OKLAHOMA<br>CITY        |
| 1842 | R132386500 | ZARATE FIDEL                    |                    | 2835 S<br>PORTLAND<br>AVE | OKLAHOMA<br>CITY | OK | 73108          | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT SE4 SEC 11 11N 4W S56FT OF<br>LOTS 1 THRU 8 BLK 25 FORMLY<br>PACKINGHOUSE VIEW ADD NOW VAC AKA<br>BEG 508FT N & 33FT W OF SE/C SE4 TH<br>W200FT N56FT E200FT S56FT TO BEG                                                            | 2835 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1842 | R132385600 | WEESAN<br>ENTERPRISES LLC       |                    | 3317 SW 29TH<br>ST        | OKLAHOMA<br>CITY | OK | 73119-<br>1628 | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT SEC 11 11N 4W 000 000 PT OF<br>SE4 SEC 11 11N 4W BEING PT N 1/2 OF S<br>1/2 OF SE4 OF SE4 DESC BEG BEG 653FT N<br>& 33FT W OF SE/C SE4 TH W200FT S84FT<br>E200FT N84FT TO BEG FORMERLY N84FT<br>LOTS 1 TO 8 BLK 25 PACKINGHOUSE VIEW | 2831 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |

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|      |            |                                 |                                                                        |                           |                  |    |                |                            |     |     |                                                                                                                                                                                                                                           |                                            |
|------|------------|---------------------------------|------------------------------------------------------------------------|---------------------------|------------------|----|----------------|----------------------------|-----|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1842 | R132381005 | ANGADIATH MAR<br>JACOB MOST REV | BISHOP ST THOMAS SYRO<br>MALABAR CATHOLIC<br>ARCHDIOCESE OF<br>CHICAGO | 7501 NW<br>EXPRESSWAY     | OKLAHOMA<br>CITY | OK | 73132          | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT SEC 11 11N 4W 000 000 PT OF<br>SE4 BEG AT SE&C OF W2 OF SE4 TH N673FT<br>W347FT S673FT E347FT TO BEG EXEMPT                                                                                                                     | 3901 SW 29TH<br>ST OKLAHOMA<br>CITY        |
| 1842 | R132385740 | SILVA SARAHD                    |                                                                        | 1200 BANNER<br>RD NW      | OKARCHE          | OK | 73762          | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PRT OF SE4 SEC 11 11N 4W BEING<br>FORMERLY LOTS 1 THRU 8 AND E7FT LOT 9<br>BLK 24 PACKINGHOUSE VIEW & N 1/2 OF<br>ALLEY ADJ ON S& S 1/2 OF STREET ADJ ON<br>N EX N75FT                                                             | 2815 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1842 | R132385750 | SALAZAR JUAN<br>DIEGO SANCHEZ   |                                                                        | 2801 S<br>PORTLAND<br>AVE | OKLAHOMA<br>CITY | OK | 73108          | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT OF SE4 SEC 11 11N 4W BEING<br>FORMERLY N75FT OF E207FT OF BLK 24 & S<br>1/2 OF STREET ADJ ON N PACKINGHOUSE<br>VIEW EX N25FT & E17FT                                                                                            | 2801 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1842 | R132385760 | CAREY HGTS BAPT<br>CH           |                                                                        | 3720 SW 27TH<br>ST        | OKLAHOMA<br>CITY | OK | 73108-<br>4820 | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT SEC 11 11N 4W 000 000 PRT OF<br>SE4 SEC 11 11N 4W BEING FORMERLY<br>W18FT LOT 9 ALL LOTS 10 THRU 25 & N 1/2<br>OF ALLEY ADJ ON S & E 1/2 OF STREET<br>ADJON W & S 1/2 OF STREET ADJ ON N BLK<br>24 PACKINGHOUSE VIEW NOWVACATED | 0 UNKNOWN<br>OKLAHOMA<br>CITY              |
| 1842 | R132386525 | DAL CO LEASING<br>LLC           |                                                                        | 3318 SE 15TH<br>ST        | DEL CITY         | OK | 73115          | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT SE4 SEC 11 11N 4W BEG 343FT<br>N & 33FT W OF SE/C SE4 TH W194.03FT<br>N140FT E194.03FT S140FT TO BEG                                                                                                                            | 2845 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1842 | R132386520 | A TEAM<br>INVESTMENTS LLC       |                                                                        | 250 GRANT<br>PARKWAY      | LOWELL           | AR | 72745          | UNPLTD PT SEC<br>11 11N 4W | 000 | 000 | UNPLTD PT SEC 11 11N 4W PT SE4 SEC 11<br>11N 4W BEG 343FT N & 227.03FT W OF<br>SE/C SE4 TH W194.05FT N120FT W251.89FT<br>S120.15FT W660.09FT N165.15FT<br>E1300.06FT S25FT W194.03FT S140FT TO<br>BEG                                     | 2839 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1847 | R089977230 | CARDENAS EVA A                  | LOERA EMILIA                                                           | 2824 S<br>PORTLAND<br>AVE | OKLAHOMA<br>CITY | OK | 73108-<br>4837 | ZURLINE PARK<br>ADD        | 015 | 000 | ZURLINE PARK ADD 015 000 LOTS 35 & 36                                                                                                                                                                                                     | 2824 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |
| 1847 | R089977110 | APC HOMES LLC                   |                                                                        | 2916 S<br>PORTLAND<br>AVE | OKLAHOMA<br>CITY | OK | 73108-<br>4839 | ZURLINE PARK<br>ADD        | 015 | 031 | ZURLINE PARK ADD 015 031                                                                                                                                                                                                                  | 2916 S<br>PORTLAND AVE<br>OKLAHOMA<br>CITY |

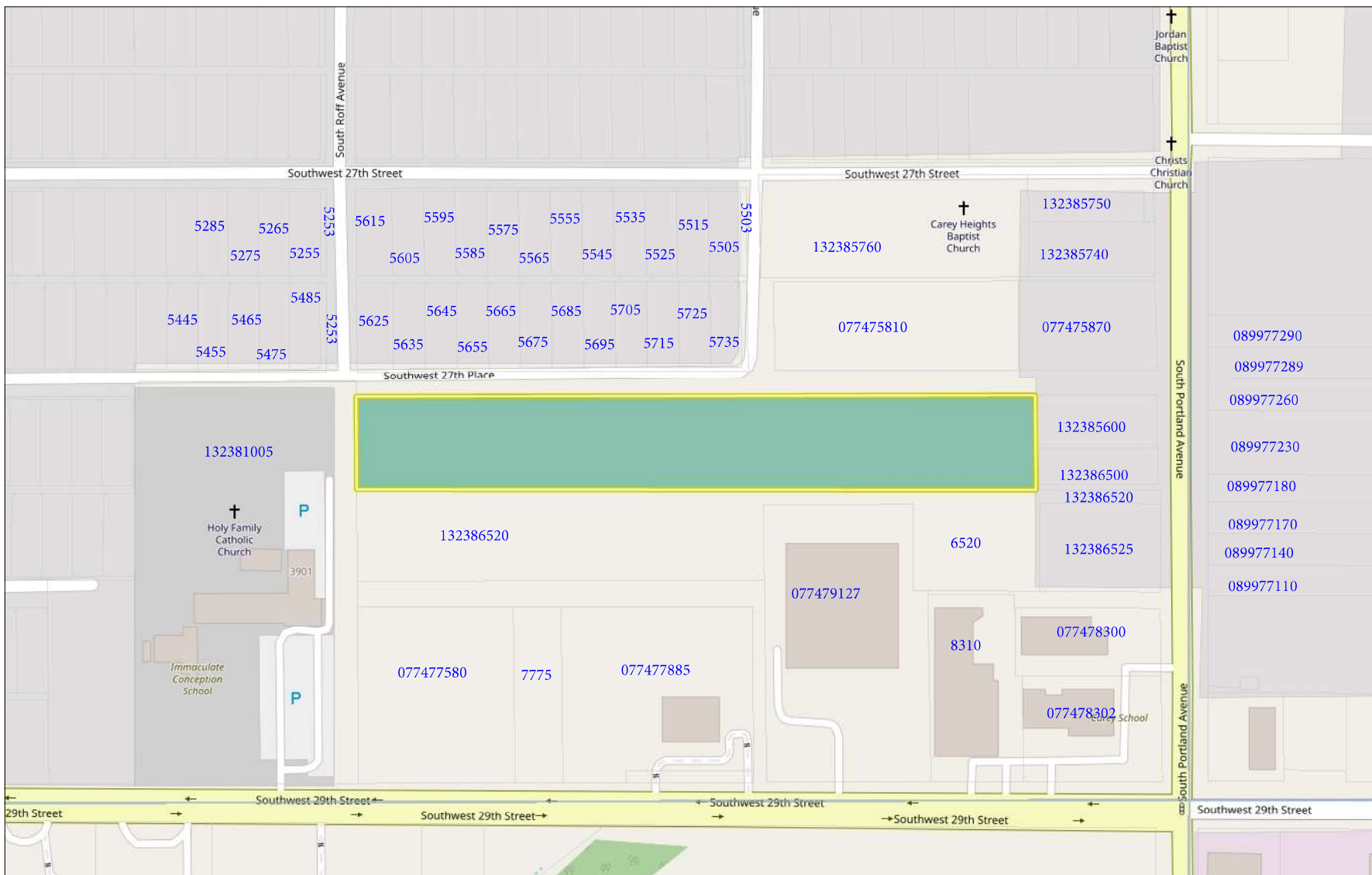
OWNERSHIP REPORT  
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|      |            |                         |                        |                    |               |    |            |                  |     |     |                          |                                   |
|------|------------|-------------------------|------------------------|--------------------|---------------|----|------------|------------------|-----|-----|--------------------------|-----------------------------------|
| 1847 | R089977140 | AVILA JOSE ANGEL        | MARTINEZ SILVIA MORENO | 1629 SW 40TH ST    | OKLAHOMA CITY | OK | 73119-3719 | ZURLINE PARK ADD | 015 | 032 | ZURLINE PARK ADD 015 032 | 0 UNKNOWN OKLAHOMA CITY           |
| 1847 | R089977170 | MILLER KARL WAYNE SR    | MILLER KARL WAYNE JR   | 4513 CREEKWOOD DR  | OKLAHOMA CITY | OK | 73135      | ZURLINE PARK ADD | 015 | 033 | ZURLINE PARK ADD 015 033 | 2908 S PORTLAND AVE OKLAHOMA CITY |
| 1847 | R089977180 | MILLER KARL WAYNE SR    | MILLER KARL WAYNE JR   | 4513 CREEKWOOD DR  | OKLAHOMA CITY | OK | 73135      | ZURLINE PARK ADD | 015 | 034 | ZURLINE PARK ADD 015 034 | 2904 S PORTLAND AVE OKLAHOMA CITY |
| 1847 | R089977260 | MARTINEZ GENARO         | AYALA MARIA D CRUZ     | 3526 S DOUGLAS AVE | OKLAHOMA CITY | OK | 73109      | ZURLINE PARK ADD | 015 | 037 | ZURLINE PARK ADD 015 037 | 2820 S PORTLAND AVE OKLAHOMA CITY |
| 1847 | R089977289 | NAHAMIA INVESTMENTS LLC |                        | 1915 NW 23RD ST    | OKLAHOMA CITY | OK | 73106      | ZURLINE PARK ADD | 015 | 038 | ZURLINE PARK ADD 015 038 | 2816 S PORTLAND AVE OKLAHOMA CITY |
| 1847 | R089977290 | THESSALONIKA REV TRUST  |                        | PO BOX 20471       | OKLAHOMA CITY | OK | 73156-0443 | ZURLINE PARK ADD | 015 | 039 | ZURLINE PARK ADD 015 039 | 2812 S PORTLAND AVE OKLAHOMA CITY |



- Legend
- Sections (>1:40,000)
  - Parcels
  - OK County Boundary



1:2,257



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**3800 SW 27<sup>th</sup> Pl.**

**June 12, 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-1 Single-Family Residential District** and **AE-2 Airport Environs Zone 2**(OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-1 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size and Lot Width:**

The maximum building size shall be in accordance with the base zoning district.

The minimum lot width shall be forty feet (40').

4. **Maximum Number of Buildings:**

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

**5. Building Setback Lines**

Front Yard: 25 feet  
Rear Yard: 15 feet  
Side Yard: 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 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.

**9. Access:**

Access may be taken from SW 27<sup>th</sup> Pl. and S. Quapah Ave.

**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, LP smart siding, 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:**

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 A  
Legal Description

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning,

LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid,

AND LESS & EXCEPT a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North 00°15'56" West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North 89°42'12" West a distance of 33 feet to the Point of Beginning; Thence continuing North 89°42'12" West a distance of 200 feet; Thence North 00°15'43" West a distance of 56 feet; Thence South 89°42'12" East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South 00°15'42" East a distance of 56 feet to the Point of Beginning.

|                     |           |             |      |
|---------------------|-----------|-------------|------|
| DRAWN BY:<br>SDR    | REVISIONS |             |      |
|                     | NO.       | DESCRIPTION | DATE |
| CHECKED BY:<br>SDR  |           |             |      |
|                     |           |             |      |
| APPROVED BY:<br>SDR |           |             |      |
|                     |           |             |      |

|                                        |
|----------------------------------------|
| PROJECT NUMBER:<br>24-003              |
| DATE:<br>06-11-2024                    |
| SCALE:<br>(HORIZ.) 1" = 40'<br>(VERT.) |

SHEET NUMBER  
**CON**

