



The City of Oklahoma City  
Planning Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web:

**Staff Use Only**

Case No.: SPUD 1526

File Date: 30MAR'23

Ward No.: 6

Nbhd. Assoc.: OKC

School District: PUD-610

Extg Zoning:

Overlay:

**Simplified Planned Unit Development District**

Project Name 2808 N PORTLAND AVE

3637, 3633, 3629 NW 16th St, OKC, OK 73107

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

ReZoning Area (Acres or Square Feet) 19,500 sq ft

**Summary Purpose Statement / Proposed Development**

**REQUIREMENTS FOR SUBMITTAL:**

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

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

JIHUA REN

Name 2808 NW 16th St

Mailing Address EDMOND, OK 73012

City, State, Zip Code 405 - 833 1828

Phone City of Oklahoma City

Email

Signature of Applicant

CHEN YONG

Applicant's Name (please print)

2808 NW 16th St

Applicant's Mailing Address

EDMOND, OK 73012

City, State, Zip Code

405 - 833 1828

Phone City of Oklahoma City

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

2022042001060352 B: 15129 P: 1269  
04/20/2022 03:13:04 PM Pgs: 1  
Fee: \$18.00  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



Return to:

KNOW ALL MEN BY THESE PRESENTS:

That, Jihua Ren ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby quit claim grant, bargain, sell and convey all rights, title and interest unto JR MANAGEMENT LLC, ("Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Legal description DAVAULT SUB ADDITION, BLOCK 000, LOT 000  
ALL of LOTS 10 & 11

TAX ID R 067024950

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

TO HAVE AND TO HOLD said described premises unto the Grantee, its heirs and assigns so that neither Grantor nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right of title thereto or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

By: Jihua Ren.

By: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA ss:

The foregoing instrument was acknowledged before me this 19 day of April, 2022  
by Emilio Lopez.



[Signature]  
Notary Public

Mail Tax Statement to:  
Grantee

JR MANAGEMENT LLC  
2804 NW 169th ST  
EDMOND, OK 73012

SUBDIVISION & ZONING

OKLAHOMA CITY

405-297-2623

6/8/2023

SIR/MADAM,

TO WHOM IT MAY CONCERN

THIS IS TO NOTIFY YOU THAT I AUTHORIZE

JORGE MENDROS TO MAKE CHANGE A

REPRESENT ME IN MY REZONING  
APPLICATION CASE # SPUD-1526.

THANK YOU.

YOURS FAITHFULLY,

Jihma Ren.

PRESIDENT

Exhibit A: Legal Description: DAVALT SUB ADDITION 000 000 ALL OF LOTS 10 & 11



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R067024950** and is a **300-foot** radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

AFFIRMATION

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 4 day of March, 2023



A handwritten signature in dark ink, appearing to be "John Summers", written over a horizontal line.

Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma  
County of Oklahoma, on the 4 day of March, 2023.

My Commission Expires:

18 April 2025

A handwritten signature in dark ink, appearing to be "John Summers", written over a horizontal line.  
Notary Public

Commission # 21005286

Oklahoma County Assessor's  
300ft Radius Report  
1/12/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R067028100	AYYAT LUCI		3609 NW 19TH ST		OKLAHOMA CITY	OK	73107-2815	DAVAULT SUB ADDITION	000	016	DAVAULT SUB ADDITION 000 016	3609 NW 19TH ST OKLAHOMA CITY
R066789000	BARRIOS PEDRO JULIAN	ECHE VERRIA JOSELO CARRILLO	3928 NW 18TH ST		OKLAHOMA CITY	OK	73107-3748	WILSON HEIGHTS ADD	005	000	WILSON HEIGHTS ADD 005 000 LOTS 9 THRU 12	3617 NW 18TH ST OKLAHOMA CITY
R067020450	BASHER ZACHARY	MANSON KATHERINE	3600 NW 20TH ST		OKLAHOMA CITY	OK	73107	DAVAULT SUB ADDITION	000	001	DAVAULT SUB ADDITION 000 001	3600 NW 20TH ST OKLAHOMA CITY
R067023150	BRASH LLC		3624 NW 20TH ST		OKLAHOMA CITY	OK	73107	DAVAULT SUB ADDITION	000	007	DAVAULT SUB ADDITION 000 007	3624 NW 20TH ST OKLAHOMA CITY
R116212535	CARRILLO CASIMIRO		3709 NW 18TH ST		OKLAHOMA CITY	OK	73107-3723	STEVE PENNINGTON	001	043	STEVE PENNINGTON 7TH 001 043	3709 NW 18TH ST OKLAHOMA CITY
R067024050	CHAPMAN GARY S LF EST ETAL	FOSS BLAIR CHAPMAN	1620 N ANN ARBOR		OKLAHOMA CITY	OK	73127	DAVAULT SUB ADDITION	000	009	DAVAULT SUB ADDITION 000 009 E 1/2	3632 NW 20TH ST OKLAHOMA CITY
R066861700	CUNNINGHAM CATHERINE		3604 NW 19TH ST		OKLAHOMA CITY	OK	73107-2816	CROWDER SUB ADDITION	000	002	CROWDER SUB ADDITION 000 002 ALL LOT 2 EXCEPT E15FT OF S50FT	3604 NW 19TH ST OKLAHOMA CITY
R067021350	DE LEON CRISTIAN RODAS		3609 NW 20TH ST		OKLAHOMA CITY	OK	73107	DAVAULT SUB ADDITION	000	003	DAVAULT SUB ADDITION 000 003	3608 NW 20TH ST OKLAHOMA CITY
R116210675	DUBBERSTEIN NEILL & VICKIE		800 SCRUB OAK RD		EDMOND	OK	73034-7722	STEVE PENNINGTON	001	004	STEVE PENNINGTON 7TH 001 004	3718 NW 19TH ST OKLAHOMA CITY
R067022250	GRAMAJO JUAN ARNOLDO		3616 NW 20TH ST		OKLAHOMA CITY	OK	73107	DAVAULT SUB ADDITION	000	005	DAVAULT SUB ADDITION 000 005	3616 NW 20TH ST OKLAHOMA CITY
R067023600	HILLERMAN PAULETTE	HILLERMAN TAMMY S	3628 NW 20TH ST		OKLAHOMA CITY	OK	73107	DAVAULT SUB ADDITION	000	008	DAVAULT SUB ADDITION 000 008	3628 NW 20TH ST OKLAHOMA CITY
R066864800	HOOVER GEOFFREY W	HOOVER CYNTHIA L	3620 NW 19TH ST		OKLAHOMA CITY	OK	73107	CROWDER SUB ADDITION	000	006	CROWDER SUB ADDITION 000 006	3620 NW 19TH ST OKLAHOMA CITY
R116210625	HUDGINS PHILIP E		3708 NW 19TH ST		OKLAHOMA CITY	OK	73107-3702	STEVE PENNINGTON	001	002	STEVE PENNINGTON 7TH 001 002	3708 NW 19TH ST OKLAHOMA CITY
R067026300	HUFFMAN CURTIS L		3625 NW 19TH ST		OKLAHOMA CITY	OK	73107-2815	DAVAULT SUB ADDITION	000	012	DAVAULT SUB ADDITION 000 012	3625 NW 19TH ST OKLAHOMA CITY
R067024950	JR MANAGEMENT LLC		2804 NW 169TH ST		EDMOND	OK	73012	DAVAULT SUB ADDITION	000	000	DAVAULT SUB ADDITION 000 000 ALL OF LOTS 10 & 11	3629 NW 19TH ST OKLAHOMA CITY
R066621260	LE PETER		2201 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107-2629	LINWOOD PLACE SECOND	003	005	LINWOOD PLACE SECOND 003 005 W50FT OF E60FT	3615 NW 20TH ST OKLAHOMA CITY
R067027200	LINTNER ROBERT CASPER		3617 NW 19TH ST		OKLAHOMA CITY	OK	73107-2815	DAVAULT SUB ADDITION	000	014	DAVAULT SUB ADDITION 000 014	3617 NW 19TH ST OKLAHOMA CITY

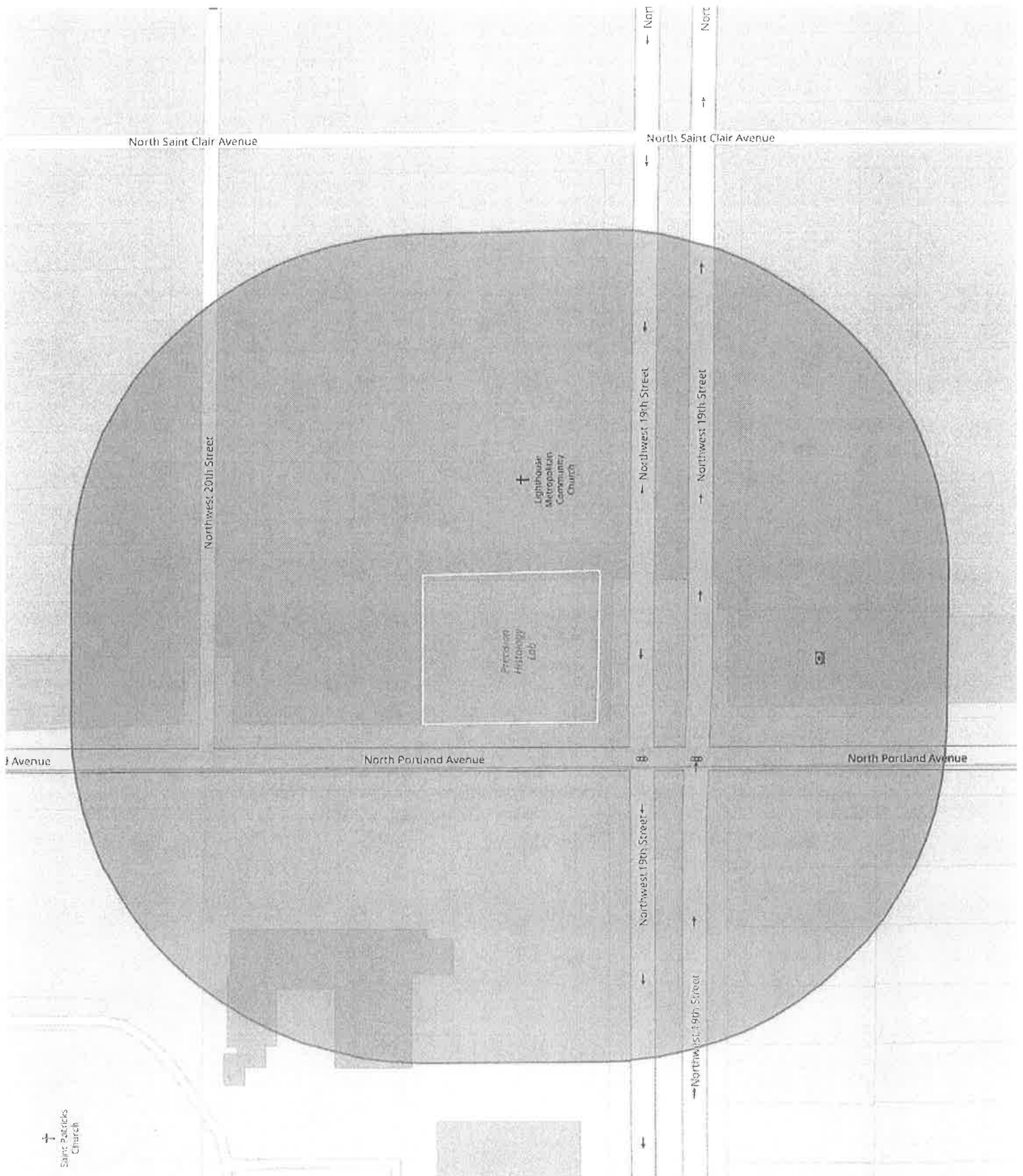
Oklahoma County Assessor's  
300ft Radius Report  
1/12/2023

R067022700	LOWRY ANNE C		295 27TH ST		OAKLAND	CA	94612-3802	DAVAULT SUB ADDITION	000	006	DAVAULT SUB ADDITION 000 006	3620 NW 20TH ST OKLAHOMA CITY
R066621140	MALDONADO ALONZO S		3012 NW 21ST ST		OKLAHOMA CITY	OK	73107-3116	LINWOOD PLACE SECOND	003	005	LINWOOD PLACE SECOND 003 005 W50FT	3625 NW 20TH ST OKLAHOMA CITY
R066621200	MALDONADO ELMER MARCONI BARRIOS	DELEON FLORIDALMA	3621 NW 20TH ST		OKLAHOMA CITY	OK	73107-2819	LINWOOD PLACE SECOND	003	005	LINWOOD PLACE SECOND 003 005 E50FT OF W100FT	3621 NW 20TH ST OKLAHOMA CITY
R066786000	MBOH HELEN		1924 N PORTLAND AVE		OKLAHOMA CITY	OK	73107	WILSON HEIGHTS ADD	005	000	WILSON HEIGHTS ADD 005 000 LOTS 7 & 8	3625 NW 18TH ST OKLAHOMA CITY
R066784500	MBOH HELEN		1924 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1532	WILSON HEIGHTS ADD	005	000	WILSON HEIGHTS ADD 005 000 LOTS 5 & 6	3629 NW 18TH ST OKLAHOMA CITY
R066869600	MBOH HELEN		1924 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1532	CROWDER SUB ADDITION	000	000	CROWDER SUB ADDITION 000 000 A PIECE OF GROUND 150FT BY 100FT IN NW/C CROWDERS ADDN EX E17FT OF W50FT PLUS LOTS 1 THRU 4	1924 N PORTLAND AVE OKLAHOMA CITY
R066864000	MCCALL MCKENZIE LEIGH		3616 NW 19TH ST		OKLAHOMA CITY	OK	73107-2816	CROWDER SUB ADDITION	000	005	CROWDER SUB ADDITION 000 005	3616 NW 19TH ST OKLAHOMA CITY
R116240010	MCGUINNESS EUGENE J		0		Unknown	NO	00000	GRADY MUSGRAVE ADD	001	000	GRADY MUSGRAVE ADD 001 000 LOTS 1 THRU 6 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R067021800	MCNEES SARA O		3612 NW 20TH ST		OKLAHOMA CITY	OK	73107-2820	DAVAULT SUB ADDITION	000	004	DAVAULT SUB ADDITION 000 004	3612 NW 20TH ST OKLAHOMA CITY
R116210650	MEDINA JORGE RESENDIZ	RUIZ MARGARITA	3714 NW 19TH ST		OKLAHOMA CITY	OK	73107	STEVE PENNINGTON 7TH	001	003	STEVE PENNINGTON 7TH 001 003	3714 NW 19TH ST OKLAHOMA CITY
R066621080	MERCER JOHN C & ELLEN REV TRUST		3627 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE SECOND	003	004	LINWOOD PLACE SECOND 003 004 E50FT	3627 NW 20TH ST OKLAHOMA CITY
R066621020	MONTERROSO BAUDILIO W MORALES		3633 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE SECOND	003	004	LINWOOD PLACE SECOND BLK 003 LOT 000 E50FT OF W110FT OF LOT 4	3633 NW 20TH ST OKLAHOMA CITY
R066620960	MORALES BAUDILIO W	CALDERON ANGELICA DE LEON	4201 NW 33RD ST		OKLAHOMA CITY	OK	73117	LINWOOD PLACE SECOND	003	000	LINWOOD PLACE SECOND 003 000 W60FT OF LOT 4 SUBJ TO ESMTS OF RECORD	2104 N PORTLAND AVE OKLAHOMA CITY
R067027650	MOSER KINSEY Y		3613 NW 19TH ST		OKLAHOMA CITY	OK	73107	DAVAULT SUB ADDITION	000	015	DAVAULT SUB ADDITION 000 015	3613 NW 19TH ST OKLAHOMA CITY
R116212550	NGUYEN MICHELLE T	LE DAI	1430 NW 30TH ST		OKLAHOMA CITY	OK	73118	STEVE PENNINGTON 7TH	001	045	STEVE PENNINGTON 7TH 001 045	3701 NW 18TH ST OKLAHOMA CITY
R066621320	PARISH JOYCE		3613 NW 20TH ST		OKLAHOMA CITY	OK	73107-2819	LINWOOD PLACE SECOND	003	000	LINWOOD PLACE SECOND 003 000 E10FT OF LOT 5 & W35FT LOT 6	3613 NW 20TH ST OKLAHOMA CITY
R066862400	RUSSELL LAWRENCE W	PARKER PAMELA ANNE TRS	3608 NW 19TH ST		OKLAHOMA CITY	OK	73107-2816	CROWDER SUB ADDITION	000	003	CROWDER SUB ADDITION 000 003	3608 NW 19TH ST OKLAHOMA CITY



Oklahoma County Assessor's  
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1/12/2023

R133801200	ST ANNS HOME					Unknown	NO	00000	UNPLTD PT SEC 26 12N 4W	000	000	UNPLTD PT SEC 26 12N 4W 000 000 PT NE4 SEC 26 12N 4W BEG 1119.85FT S & 33FT W OF NE/C NE4 TH S344.65FT W581.95FT N344.65FT E581.95FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R067029000	TACKETT MALORIE NICOLE				3601 NW 19TH ST	OKLAHOMA CITY	OK	73107-2815	DAVAULT SUB ADDITION	000	000	DAVAULT SUB ADDITION 000 000 LOTS 17 & 18	3601 NW 19TH ST OKLAHOMA CITY
R067026750	TUONG MY MY				3621 NW 19TH ST	OKLAHOMA CITY	OK	73107-2815	DAVAULT SUB ADDITION	000	013	DAVAULT SUB ADDITION 000 013	3621 NW 19TH ST OKLAHOMA CITY
R067024500	UNITY HOMES LLC				6008 NW 120TH CT	OKLAHOMA CITY	OK	73162-1955	DAVAULT SUB ADDITION	000	009	DAVAULT SUB ADDITION 000 009 W 1/2	3636 NW 20TH ST OKLAHOMA CITY
R116212540	WELDON LINDA N				3705 NW 18TH ST	OKLAHOMA CITY	OK	73107-3723	STEVE PENNINGTON 7TH	001	044	STEVE PENNINGTON 7TH 001 044	3705 NW 18TH ST OKLAHOMA CITY
R066863200	WILLISON NEAL ALLEN TRS	WILLISON NEAL ALLEN TRUST			3612 NW 19TH ST	OKLAHOMA CITY	OK	73107-2816	CROWDER SUB ADDITION	000	004	CROWDER SUB ADDITION 000 004	3612 NW 19TH ST OKLAHOMA CITY
R066865600	WISE ERIC W				3624 NW 19TH ST	OKLAHOMA CITY	OK	73107-2816	CROWDER SUB ADDITION	000	007	CROWDER SUB ADDITION 000 007	3624 NW 19TH ST OKLAHOMA CITY
R116210600	XU HUA YAN				3700 NW 19TH ST	OKLAHOMA CITY	OK	73107	STEVE PENNINGTON 7TH	001	001	STEVE PENNINGTON 7TH 001 001	3700 NW 19TH ST OKLAHOMA CITY
R067020900	YORK DAVID A				3604 NW 20TH ST	OKLAHOMA CITY	OK	73107-2820	DAVAULT SUB ADDITION	000	002	DAVAULT SUB ADDITION 000 002	3604 NW 20TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-0000**

**MASTER DESIGN STATEMENT**

**(08/07/2023)**

**PREPARED BY:**

JHM ARCHITECTURE & design LLC  
*Jorge Mendros*  
5800 N. Porter Ave.  
Norman, OK 73071  
(405)203-6842  
*Jmendros1@aol.com*

## **SPUD-0000 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 **C2 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 & Professional offices
- 8300.2 Adult day care facilities
- 8300.4 Agricultural supplies & services
- 8300.5 Alcohol beverage retail sales
- 8300.8 Animal sales & services: grooming
- 8300.11 Animal sales & services: kennels & veterinary
- 8300.13 Automotive: parking lots
- 8300.21 Automotive & equipment: storage
- 8300.23 Building maintenance services
- 8300.24 Business Support Services
- 8300.25 Child care centers
- 8300.29 Communication services
- 8300.31 Construction sales & services

8300.32 Convenience sales & personal services  
8300.52 Medical services  
8300.53 Medical services: restricted  
8300.55 Participant recreation & entertainment: indoor  
8300.57 Payday or title loan agencies  
8300.58 Personal services: general  
8300.59 Personal services: restricted  
8300.60 Personal storage  
8300.61 Repair services  
8300.62 Research services  
8300.63 Retail sales & services: general  
8300.65 Retail sales & services: pawn shops

**2. Maximum Building Height:**

15'-0"

**3. Maximum Building Size:**

19,500 SQ.FT.

**4. Maximum Number of Buildings:**

1

**5. Building Setback Lines**

Front Yard: 10'

Rear Yard: 25'

Side Yard: 10'

Corner Side Yard: 25'

**6. Sight-proof Screening:**

Per C2

**7. Landscaping:**

Per C2

**8. Signs:**

Per C2

**8.1 Free standing accessory signs**

Per C2

**8.2 Attached signs**

Per C2

**8.3 Non-Accessory Signs**

Per C2

#### **8.4 Electronic Message Display signs**

Per C2

#### **9. Access:**

Per C2

#### **10. Sidewalks**

Per C2

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

#### **1. Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted

#### **2. Open Space:**

Per C2

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

Per C2

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

Per C2

#### **5. Dumpsters:**

Per C2

#### **6. Parking:**

Per C2

#### **7. Maintenance:**

Per C2

#### **8. Drainage:**

Per C2

#### **9. Other:**

### **III. Supporting Documents**



Exhibit A: Legal Description: DAVALT SUB ADDITION 000 000 ALL OF LOTS 10 & 11

## Exhibit B: Site Plan

Exhibit A: Legal Description: DAVALT SUB ADDITION 000 000 ALL OF LOTS 10 & 11

# EXHIBIT B

