



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: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
Salazar's NW 34th Street Apartment Complex

Project Name

3800 NW 34th Street, Oklahoma City, Oklahoma 73112

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

Proposed seven (7) quadplex apartment buildings.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1584

File Date: 11/2/23

Ward No.: W2

Nbhd. Assoc.: Skyline NA

School District: OKC

Extg Zoning: PUD-131

Overlay:

1.66 Acres

ReZoning Area (Acres or Square Feet)

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):

Salazar Commercial Properties, L.L.C.

Name

209 E. Main Street

Mailing Address

Yukon, Oklahoma 73099


City, State, Zip Code

(405) 265-4235

Phone

Brenda Wyatt: bwyatt@salazarroofing.com

Email


Signature of Applicant

Allen Engineering Service, Inc.

Applicant's Name (please print)

1601 SW 89th Street, Suite C-200

Applicant's Mailing Address

Oklahoma City, Oklahoma 73159

City, State, Zip Code

(405) 840-9901

Phone

callen@aeswins.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Exhibit A
Legal Description

SPUD-_____

Salazar's NW 34th Street
Apartment Complex
3800 NW 34th Street

East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

AND

A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows:

BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 30.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along the South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.



**(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **Anita N. Kuehne, Trustee of the Anita N. Kuehne Trust dated the 6th day of July, 2006** 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 **Salazar Commercial Properties, LLC** 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): 143963200

East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

AND

A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows:

BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 30.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along said South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.

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 March 23, 2023.

Anita N. Kuehne, Trustee of the Anita N. Kuehne Trust dated the 6th day of July, 2006

BY Anita N. Kuehne
Anita N Kuehne
Trustee

(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of OKLAHOMA
County of CANADIAN

TRUSTEE ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23 day of March, 2023 personally appeared Anita N Kuehne, Trustee(s) of the Anita N Kuehne Trust dated the 6th day of July, 2006 to me known to be the identical person(s) who executed the within foregoing instrument as its Trustee, 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.



[Signature]
Notary Public in and for the State of OKLAHOMA
Notary's Printed Name: Kristen Holt
Notary's Commission Expires: March 8, 2027

Mail Deed and Tax Statements To:
Salazar Commercial Properties, LLC
209 E Main St
Yukon, OK 73099

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 716262300080
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4235

October 31, 2023

Mr. Curtis Liggins
City of Oklahoma City
Development Services
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

Re: Northwest Park Second Addition
3800 NW 34th Street
Oklahoma City, Oklahoma 73112

Dear Mr. Liggins:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for rezoning of the above referenced property on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'M1' followed by a long horizontal stroke.

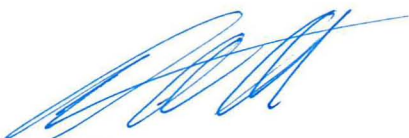
Miguel Salazar

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 1st day of November, 2023



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 1st day of November, 2023.

My Commission Expires:

03/06/27



Notary Public

Commission # 23003194



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R143962650 R143963200 and is a quarter-mile 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.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300ft. Radius Road

filed in the office of the County Assessor
on the 31st day of October, 2023

Given under my hand and official seal this
31st day of October, 2023

K. Burch County Assessor Deputy

Oklahoma County Assessor
300 ft. Radius Report
10/31/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R113650950	STTORC PROPERTIES LLC		6608 N WESTERN AVE STE 624		OKLAHOMA CITY	OK	73116-7326	L L LYON SKYLINE VW	006	006	L L LYON SKYLINE VW 006 006	3820 NW 33RD ST OKLAHOMA CITY
R113650940	MCGRUDER RICKEY D	HAYS JAMES N	3816 NW 33RD ST		OKLAHOMA CITY	OK	73112-3348	L L LYON SKYLINE VW	006	005	L L LYON SKYLINE VW 006 005	3816 NW 33RD ST OKLAHOMA CITY
R113650930	BAKER VIVIAN JO TRS	BAKER VIVIAN JO 2018 REV TRUST	3812 NW 33RD ST		OKLAHOMA CITY	OK	73112-3348	L L LYON SKYLINE VW	006	004	L L LYON SKYLINE VW 006 004	3812 NW 33RD ST OKLAHOMA CITY
R113650920	SESSIONS DON L		10040 BRENTWOOD MANOR DR		OKLAHOMA CITY	OK	73169-3468	L L LYON SKYLINE VW	006	003	L L LYON SKYLINE VW 006 003	3808 NW 33RD ST OKLAHOMA CITY
R113650910	HART DUSTIN G		3804 NW 33RD ST		OKLAHOMA CITY	OK	73112-3348	L L LYON SKYLINE VW	006	002	L L LYON SKYLINE VW 006 002	3804 NW 33RD ST OKLAHOMA CITY
R113650900	NGUYEN HANG		3800 NW 33RD ST		OKLAHOMA CITY	OK	73112-3348	L L LYON SKYLINE VW	006	001	L L LYON SKYLINE VW 006 001	3800 NW 33RD ST OKLAHOMA CITY
R113651480	DE LEORA EMMA ESTEVA	ESTEVA LOUISA	3744 NW 33RD ST		OKLAHOMA CITY	OK	73112	L L LYON SKYLINE VW	007	011	L L LYON SKYLINE VW 007 011	3744 NW 33RD ST OKLAHOMA CITY
R113651470	GANDARA LIDIA		3740 NW 33RD ST		OKLAHOMA CITY	OK	73112	L L LYON SKYLINE VW	007	010	L L LYON SKYLINE VW 007 010	3740 NW 33RD ST OKLAHOMA CITY
R113651460	RODRIGUEZ ROMARICO M		3736 NW 33RD ST		OKLAHOMA CITY	OK	73112-3302	L L LYON SKYLINE VW	007	009	L L LYON SKYLINE VW 007 009	3736 NW 33RD ST OKLAHOMA CITY
R113651450	EFH INVESTMENTS LLC SERIES CV		PO BOX 14786		OKLAHOMA CITY	OK	73113	L L LYON SKYLINE VW	007	008	L L LYON SKYLINE VW 007 008	3732 NW 33RD ST OKLAHOMA CITY
R113651440	SADR MASSOUD TEIMORE		16016 EVAN SHAW CT		EDMOND	OK	73013	L L LYON SKYLINE VW	007	007	L L LYON SKYLINE VW 007 007	3728 NW 33RD ST OKLAHOMA CITY
R113651430	DUE JEFFREY P	DUE KERRI D	3724 NW 33RD ST		OKLAHOMA CITY	OK	73112	L L LYON SKYLINE VW	007	006	L L LYON SKYLINE VW 007 006	3724 NW 33RD ST OKLAHOMA CITY
R113651420	ROSE ROCK ASSETS LLC		2704 CLERMONT PL		OKLAHOMA CITY	OK	73116	L L LYON SKYLINE VW	007	005	L L LYON SKYLINE VW 007 005	3720 NW 33RD ST OKLAHOMA CITY
R113650290	C R J PROPERTIES LLC		1316 NW 186TH ST		EDMOND	OK	73012-9018	L L LYON SKYLINE VW	001	010	L L LYON SKYLINE VW 001 010	3745 NW 33RD ST OKLAHOMA CITY
R113650370	VERDIN ENRIQUE LUNA	RAMOS MARIANA GONZALEZ	3829 NW 33RD ST		OKLAHOMA CITY	OK	73112-3347	L L LYON SKYLINE VW	002	008	L L LYON SKYLINE VW 002 008	3829 NW 33RD ST OKLAHOMA CITY
R113650360	LACY JAMES E		608 N CHEROKEE WAY		MUSTANG	OK	73064	L L LYON SKYLINE VW	002	007	L L LYON SKYLINE VW 002 007	3825 NW 33RD ST OKLAHOMA CITY
R113650280	FUENTES GULLJERMO DE JESUS	FRAIRE SONIA	4800 E WILSHIRE BLVD		OKLAHOMA CITY	OK	73121	L L LYON SKYLINE VW	001	009	L L LYON SKYLINE VW 001 009	3741 NW 33RD ST OKLAHOMA CITY
R113650350	SIMS PRESTON DREW		3821 NW 33RD ST		OKLAHOMA CITY	OK	73112	L L LYON SKYLINE VW	002	006	L L LYON SKYLINE VW 002 006	3821 NW 33RD ST OKLAHOMA CITY
R113650270	LE REALTY LLC		2525 NW 119TH ST		OKLAHOMA CITY	OK	73120-7005	L L LYON SKYLINE VW	001	008	L L LYON SKYLINE VW 001 008	3737 NW 33RD ST OKLAHOMA CITY
R113650340	MINKOFF BARBARA L TRS	MINKOFF BARBARA L REV TRUST	9530 GREYSTONE AVE		OKLAHOMA CITY	OK	73120-3542	L L LYON SKYLINE VW	002	005	L L LYON SKYLINE VW 002 005	3817 NW 33RD ST OKLAHOMA CITY
R113650260	CALDERON ANDY		3733 NW 33RD ST		OKLAHOMA CITY	OK	73112-3301	L L LYON SKYLINE VW	001	007	L L LYON SKYLINE VW 001 007	3733 NW 33RD ST OKLAHOMA CITY
R113650330	ALEXANDER SEAN M		3813 NW 33RD ST		OKLAHOMA CITY	OK	73112	L L LYON SKYLINE VW	002	004	L L LYON SKYLINE VW 002 004	3813 NW 33RD ST OKLAHOMA CITY
R113650320	EFH INVESTMENTS LLC SERIES CJ		PO BOX 14786		OKLAHOMA CITY	OK	73113	L L LYON SKYLINE VW	002	003	L L LYON SKYLINE VW 002 003	3809 NW 33RD ST OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
10/31/2023

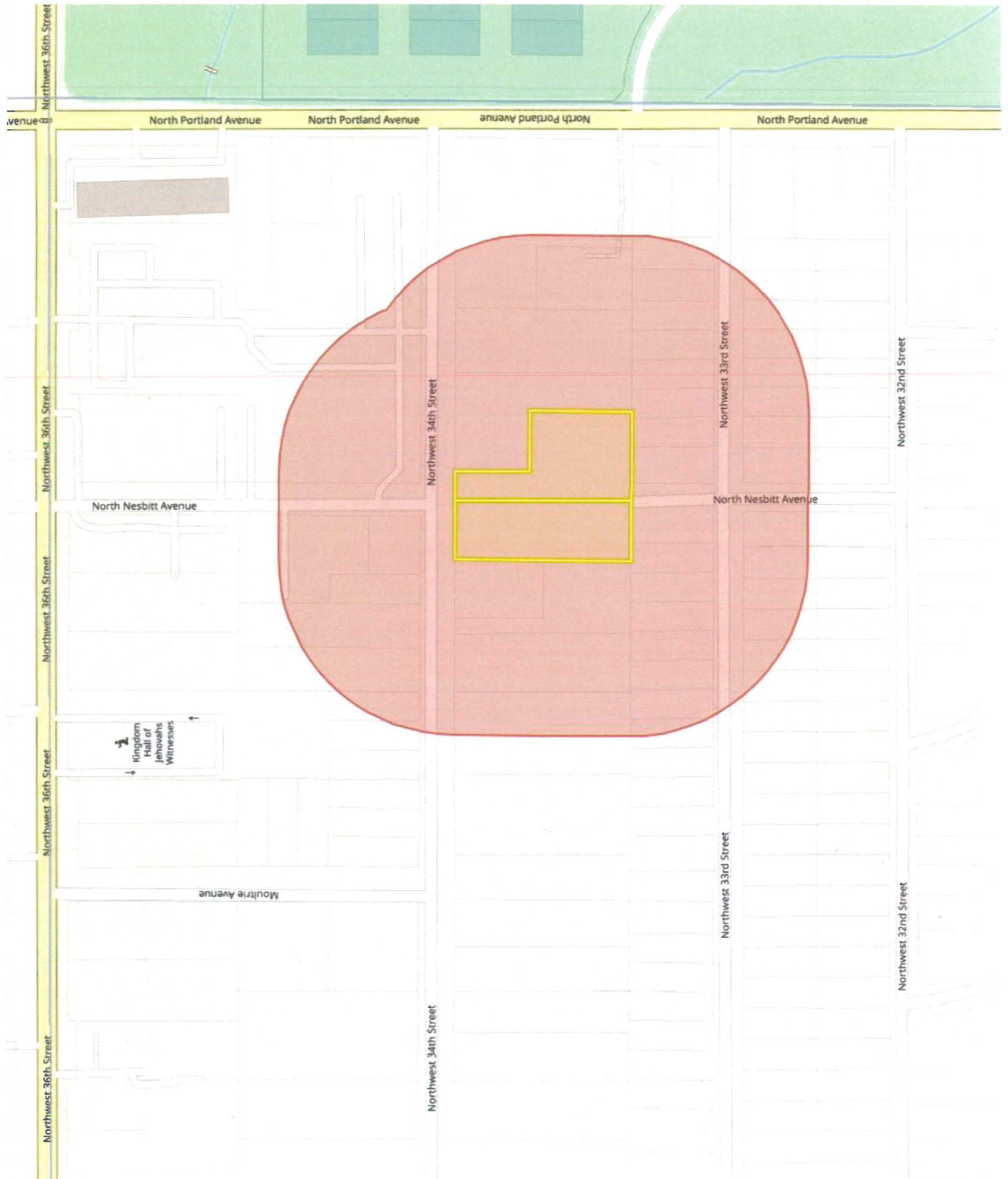
R113650250	BARTGIS PATRICIA ANN TRS	BARTGIS PATRICIA ANN TRUST	1600 NW 36TH ST		OKLAHOMA CITY	OK	73118	L L LYON SKYLINE VW	001	006	L L LYON SKYLINE VW 001 006	3729 NW 33RD ST OKLAHOMA CITY
R113650310	MELTON JOHN E & DONNA K		3805 NW 33RD ST		OKLAHOMA CITY	OK	73112-3347	L L LYON SKYLINE VW	002	002	L L LYON SKYLINE VW 002 002	3805 NW 33RD ST OKLAHOMA CITY
R113650240	GOODINE JACQUE		3725 NW 33RD ST		OKLAHOMA CITY	OK	73112	L L LYON SKYLINE VW	001	005	L L LYON SKYLINE VW 001 005	3725 NW 33RD ST OKLAHOMA CITY
R113650300	PLUGGE DENNIS C		3801 NW 33RD ST		OKLAHOMA CITY	OK	73112-3347	L L LYON SKYLINE VW	002	000	L L LYON SKYLINE VW 002 000 LOT 1 PLUS 50FT OF VACATED STREET ADJ ON E & LYING BETWEEN BLKS 1 & 2	3801 NW 33RD ST OKLAHOMA CITY
R113650230	VENTRIS JANET		3721 NW 33RD ST		OKLAHOMA CITY	OK	73112-3301	L L LYON SKYLINE VW	001	004	L L LYON SKYLINE VW 001 004	3721 NW 33RD ST OKLAHOMA CITY
R113650220	BAXTER DOUGLAS J & LORI J		3717 NW 33RD ST		OKLAHOMA CITY	OK	73112-3301	L L LYON SKYLINE VW	001	003	L L LYON SKYLINE VW 001 003	3717 NW 33RD ST OKLAHOMA CITY
R113650200	ELLIOTT GARY L & STEPHANY L		3701 NW 33RD ST		OKLAHOMA CITY	OK	73112-3301	L L LYON SKYLINE VW	001	001	L L LYON SKYLINE VW 001 001	0 UNKNOWN OKLAHOMA CITY
R143962110	GIRON ISAIAS G	VICENTE CALIXTRA TERESA	3415 N PORTLAND AVE		OKLAHOMA CITY	OK	73112-6737	NORTHWEST PARK 2ND	003	000	NORTHWEST PARK 2ND 003 000 BEG AT SW/C OF E/2 TH N165FT E115FT S165FT W115FT TO BEG	3415 N PORTLAND AVE OKLAHOMA CITY
R143964560	HARNSBERGER MITRA & JOHN M		3830 NW 34TH ST		OKLAHOMA CITY	OK	73112-3356	NORTHWEST PARK 2ND	000	000	NORTHWEST PARK 2ND 000 000 E140FT OF BLK 11 SUBJ TO ESMTS OF RECORD	3830 NW 34TH ST OKLAHOMA CITY
R143963151	DUNN BILL H & REBECCA M		3820 NW 34TH ST		OKLAHOMA CITY	OK	73112-3356	NORTHWEST PARK 2ND	000	000	NORTHWEST PARK 2ND 000 000 W126FT OF BLK 6	3820 NW 34TH ST OKLAHOMA CITY
R143963176	BATES RONALD & VELMA		3810 NW 34TH ST		OKLAHOMA CITY	OK	73112-3356	NORTHWEST PARK 2ND	006	000	NORTHWEST PARK 2ND 006 000 E74.1FT OF S/2 W100.1FT E200.1FT OF BLK 6	3808 NW 34TH ST OKLAHOMA CITY
R143963171	BATES RONALD & VELMA		3810 NW 34TH ST		OKLAHOMA CITY	OK	73112-3356	NORTHWEST PARK 2ND	006	000	NORTHWEST PARK 2ND 006 000 N 1/2 OF E100FT OF W200.10FT EX W26FT THEREOF	3810 NW 34TH ST OKLAHOMA CITY
R143963200	SALAZAR COMMERCIAL PROPERTIES LLC		209 E MAIN ST		YUKON	OK	73099-2238	NORTHWEST PARK 2ND	000	000	NORTHWEST PARK 2ND 000 000 E101FT OF BLK 6 PLUS W/2 VACATED NESBITT AVE ADJ ON E	3800 NW 34TH ST OKLAHOMA CITY

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R143962650	SALAZAR COMMERCIAL PROPERTIES LLC		209 E MAIN ST		YUKON	OK	73099-2238	NORTHWEST PARK 2ND	003	000	NORTHWEST PARK 2ND 003 000 PT OF BLK 3 & PT VACATED NESBITT AVE BEG 30FT W OF NW/C BLK 3 TH E50.84FT S125.35FT E102.90FT S174.65FT W153.74FT N300FT TO BEG CONT .7540ACRS MORE OR LESS	UNKNOWN
R143962600	KUEHNE MARK		3744 NW 34TH ST		OKLAHOMA CITY	OK	73112-3354	NORTHWEST PARK 2ND	000	000	NORTHWEST PARK 2ND 000 000 PT OF BLK 3 BEG 20.84FT E OF NW/C BLK 3 TH E168.26FT S300FT W65.10FT N174.65FT W102.90FT N125.35FT TO BEG CONT .7540ACRS MORE OR LESS	3744 NW 34TH ST OKLAHOMA CITY
R143962700	SINGLEY RONNIE & JO ANN		18355 W 35TH ST 5		SAND SPRINGS	OK	74063	NORTHWEST PARK 2ND	003	000	NORTHWEST PARK 2ND 003 000 PT OF E194FT OF W/2 BLK 3 BEG NE/C OF W/2 BLK 3 TH S300FT W109.48FT N300FT E109.48FT TO BEG CONT .7540ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R143962100	TELEFLORA LLC		11444 W OLYMPIC BLVD FL 3		LOS ANGELES	CA	90064-1535	NORTHWEST PARK 2ND	003	000	NORTHWEST PARK 2ND 003 000 E298 1/2FT EX S165FT OF W115F OF E298 1/2FT	3700 NW 34TH ST OKLAHOMA CITY
R143963520	ORTIZ CARLOS D GUERRERO		3801 NW 34TH ST		OKLAHOMA CITY	OK	73112	NORTHWEST PARK 2ND	007	000	NORTHWEST PARK 2ND 007 000 S75FT OF E100FT	3801 NW 34TH ST OKLAHOMA CITY
R208321070	ADAMS HEATHER		3829 NW 34TH ST		OKLAHOMA CITY	OK	73112-3355	MOULTRIE MANOR	000	00H	MOULTRIE MANOR 000 00H	3829 NW 34TH ST OKLAHOMA CITY
R208321080	MOLINA NEIL & GRISELDA		3825 NW 34TH ST		OKLAHOMA CITY	OK	73112	MOULTRIE MANOR	000	00J	MOULTRIE MANOR 000 00J	3825 NW 34TH ST OKLAHOMA CITY
R143963505	NGUYEN VAN HUNG	HUYEN LIEN THI	3809 NW 34TH ST		OKLAHOMA CITY	OK	73112	NORTHWEST PARK 2ND	007	000	NORTHWEST PARK 2ND 007 000 W50.55FT OF S 1/2 OF E 1/2	3809 NW 34TH ST OKLAHOMA CITY
R143963500	LANGFORD MICHELLE	WILKINS COLLIN	3819 NW 34TH ST		OKLAHOMA CITY	OK	73112-3355	NORTHWEST PARK 2ND	007	000	NORTHWEST PARK 2ND 007 000 W 1/2 OF W 1/2	3819 NW 34TH ST OKLAHOMA CITY
R143963300	HEARD KEVIN		3813 NW 34TH ST		OKLAHOMA CITY	OK	73112-3355	NORTHWEST PARK 2ND	007	000	NORTHWEST PARK 2ND 007 000 E 1/2 OF W 1/2	3813 NW 34TH ST OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
10/31/2023

R143963510	DW INVESTORS LLC		6406 N SANTA AVE, Unit B		OKLAHOMA CITY	OK	73116	NORTHWEST PARK 2ND	007	000	NORTHWEST PARK 2ND 007 000 E/2 OF BLK 7 EX E100FT OF S75FT & EX W50.55FT OF S/2 E/2 BLK 7	3509 N NESBITT AVE OKLAHOMA CITY
R143960708	TELEFLORA LLC		11444 W OLYMPIC BLVD FL 3		LOS ANGELES	CA	90064-1535	NORTHWEST PARK 2ND	000	000	NORTHWEST PARK 2ND 000 000 W298.5FT OF E448.5FT OF BLK 1 EX N17FT TO CITY PLUS W/2 OF BLK 2 & S140FT OF E150FT OF BLK 2 & W150FT OF S240FT OF E/2 OF BLK 2	3720 NW 36TH ST OKLAHOMA CITY



SPUD-_____

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT

FOR

Salazar's NW 34th Street
Apartment Complex
3800 NW 34th Street
Oklahoma City, Oklahoma 73112

November 1, 2023

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
E-mail: callen@aeswins.com

FOR:

Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
Tel: (405) 265-4235

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, 2010).

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, which 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-3, Medium Density Residential District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
Permitted Use Units: Three- and Four-Family Residential (8200-15)
2. Maximum Building Height: 2½ Stories or 35 Feet
3. Maximum Building Size: N/A
4. Maximum Number of Buildings: N/A

5. Building Setback Lines

North:	25' Front
South:	15' Rear
East:	10' Side
West:	10' Side
6. Open Space: Open space will be provided in the side and rear setbacks. A minimum of twenty percent (20%) open space shall be provided in this SPUD.
7. Sight-proof Screening: Sight-proof screening shall meet the City of Oklahoma City's requirements in place at the time of development.
8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
9. Signs:
 - 8.1 Freestanding Accessory Signs

One freestanding monument sign shall be allowed in this SPUD.

Electronic Message Display signs shall not be permitted in this SPUD.
 - 8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.
 - 8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.
10. Access: Access to the property is from NW 34th Street.
11. Sidewalks: No existing sidewalks are located in the surrounding area. A five-foot sidewalk shall be provided along NW 34th Street with connectivity to the apartment complex.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, split face block, rock or stone masonry. Architectural metal, stucco, wood, or concrete-board shall be permitted. Exposed concrete block finish buildings shall not be permitted.

2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.

3. Street Improvements: Half street improvements to NW 34th Street shall be provided along the South side of NW 34th Street and only in front of this of this SPUD.

4. Other:

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, 2010, as amended.

Dumpsters: One dumpster enclosure shall be provided for this SPUD. The location of the dumpster enclosure shall be as shown on the Master Development Plan.

Parking: This SPUD shall provide a minimum of two parking spaces per dwelling unit. The parking spaces shown on the Master Development Plan shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Master Development Plan
Exhibit C: Elevations, Renderings and Floor Plan

Exhibit A
Legal Description

SPUD-_____

Salazar's NW 34th Street
Apartment Complex
3800 NW 34th Street

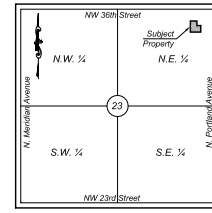
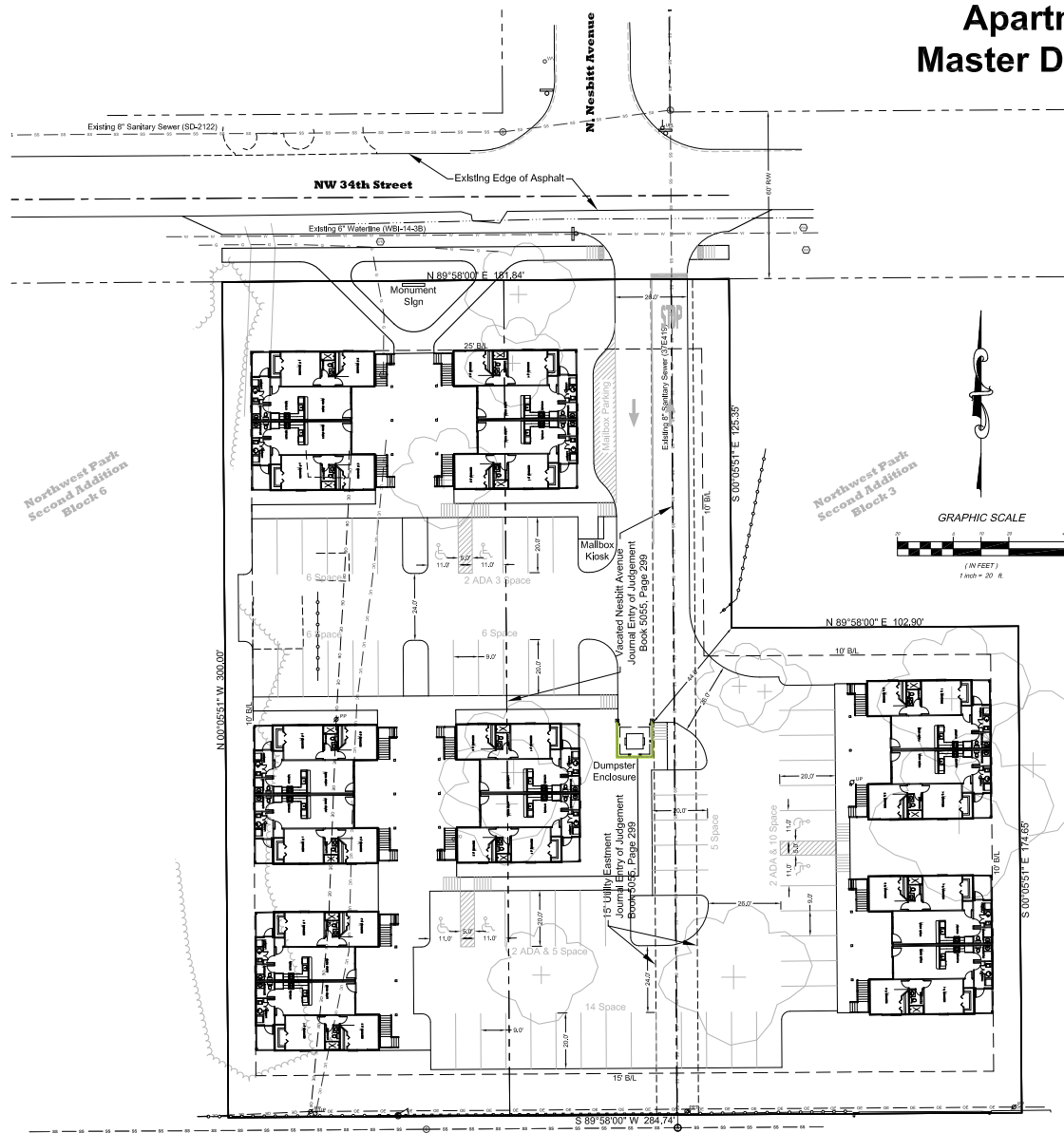
East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

AND

A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows:

BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 30.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along the South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.

Exhibit B ~ SPUD- Salazar's NW 34th Street Apartment Complex Master Development Plan



Vicinity Map
Section 23, Township 12N, Range 4W
Not To Scale

Boundary & Topographic Survey

Boundary and Topographic Survey provided by Hale & Associates Survey Co., Inc.

Legal Description

East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

AND

A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE¼) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows:

BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 300.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along the South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.

Parking Requirements

Parking Required: 28 Two Bedroom Units @ 2 Per Unit	56
Parking Provided: Standard Spaces ADA Accessible	55 6
Total Provided:	61



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT APPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

CLIENT	Salazar Commercial Properties, L.L.C. 209 E. Main Street Yukon, Oklahoma 73099 (405) 265-4235
PROJECT NAME	Salazar's NW 34th Street Apartments Complex 3800 NW 34th Street Oklahoma City, Oklahoma 73112 Exhibit B ~ Master Development Plan
PROJECT NO.	4461
FILE	4461Pre
DATE	11-01-2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A
SHEET	1
OF 1	

Exhibit C

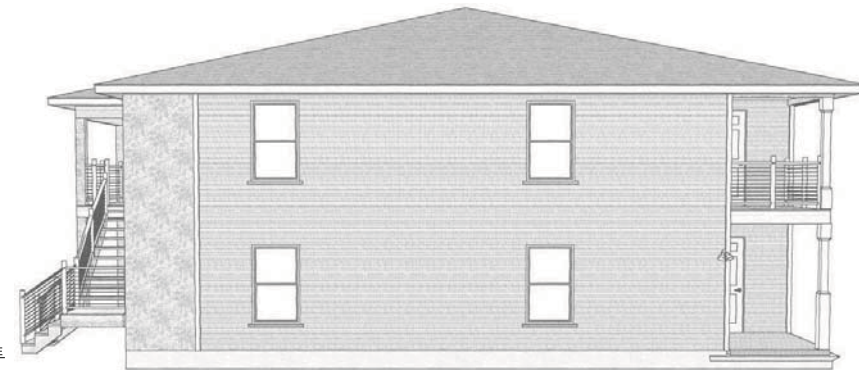
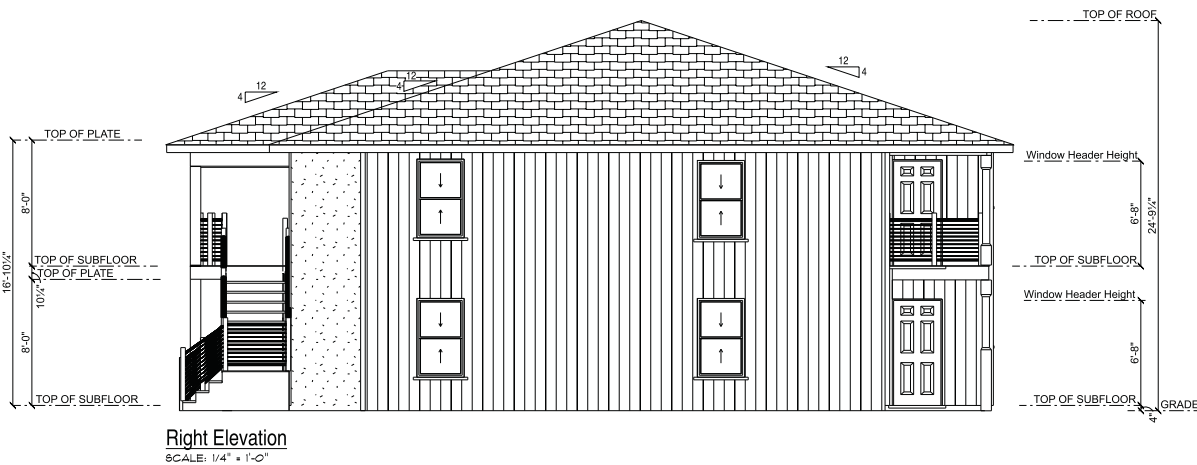
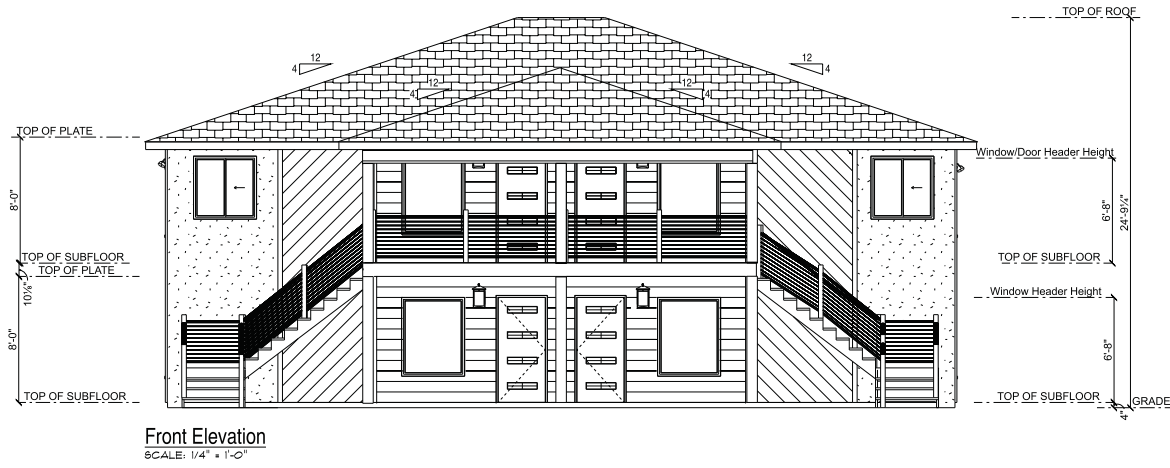
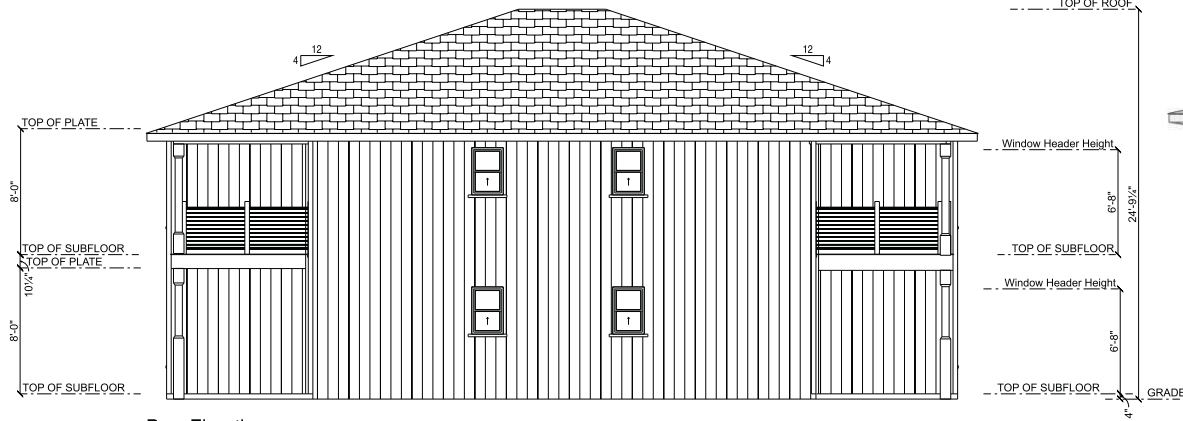
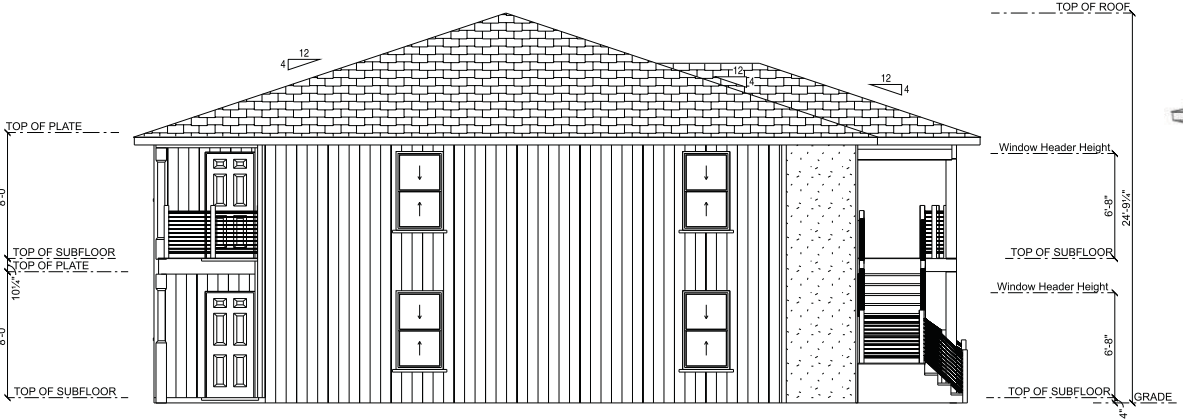
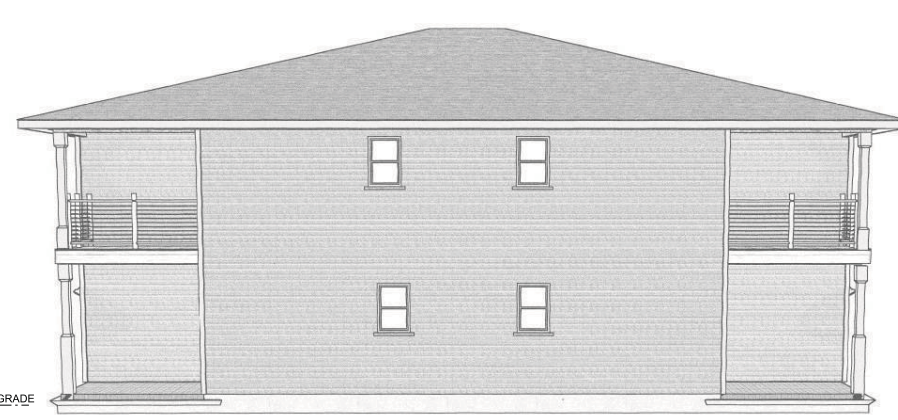


Exhibit C



Rear Elevation
SCALE: 1/4" = 1'-0"



Left Elevation
SCALE: 1/4" = 1'-0"

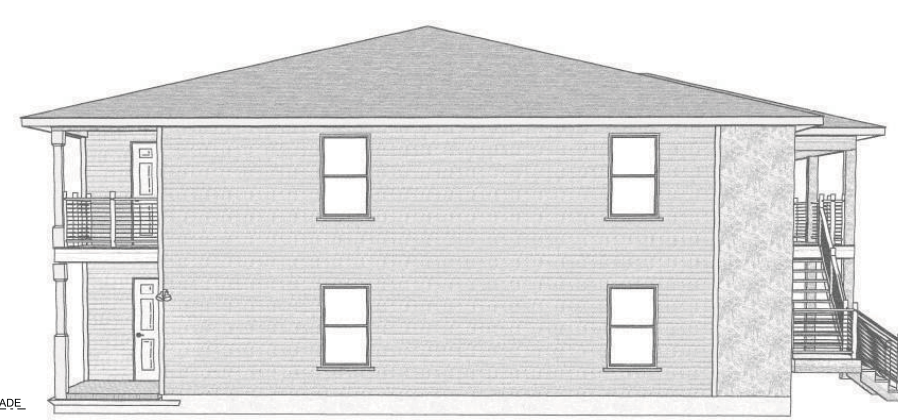


Exhibit C

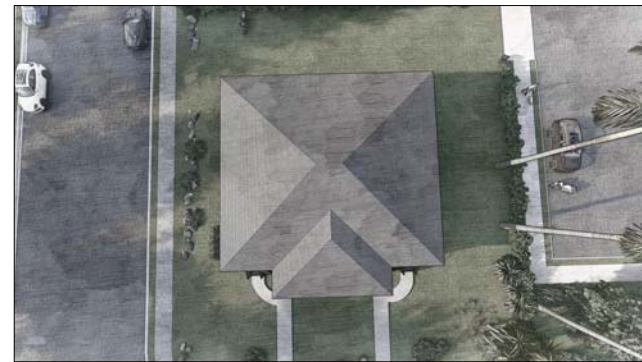


Exhibit C

