



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  
 1443 & 1445 NW 33rd St.

Project Name

1443 & 1445 NW 33rd St.

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

Residential development.

Summary Purpose Statement / Proposed Development

<b>Staff Use Only:</b>	Case No.: SPUD - 1615
	File Date: 3-14-24
	Ward No.: W2
	Nbhd. Assoc.: Military Park Residents Assoc
	School District: OKC
	Extg Zoning: R-1
	Overlay:

.34 acres

ReZoning Area (Acres or Square Feet)

**REQUIREMENTS FOR SUBMITTAL:**

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

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Signature of Applicant*

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant  
 Applicant's Name (please print)  
 522 Colcord Dr.

Applicant's Mailing Address  
 Oklahoma City, OK 73102

City, State, Zip Code  
 405-232-0080

Phone  
 dmbbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



# WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2306463  
American Security Title Insurance Company

**Know All Men by These Presents:**

THAT, Omega Investments, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Astro Assets LLC and FTVM, L.L.C. parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The West Seven (7) feet of Lot Sixteen (16), all of Lot Seventeen (17), and the East Thirteen (13) feet of Lot Eighteen (18), in Block Twenty-Five (25), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 051554440

Grantee's Mailing Address: 2705 SW 12th, OKC, OK 73170

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Managing Member this 5th day of December, 2023.

OMEGA INVESTMENTS, LLC

Nathan Phuc Cao  
Member/Manager

2306463  
Doc Stamps: \$ 150.00  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of December, 2023, personally appeared, Nathan Phuc Cao, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managing Member and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Connie Calaway  
Commission Expires:



RETURN TO:  
Oklahoma City Abstract & Title Co.  
9211 Lake Hefner Parkway, Suite 100

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

State of Oklahoma )  
County of Oklahoma ) SS.

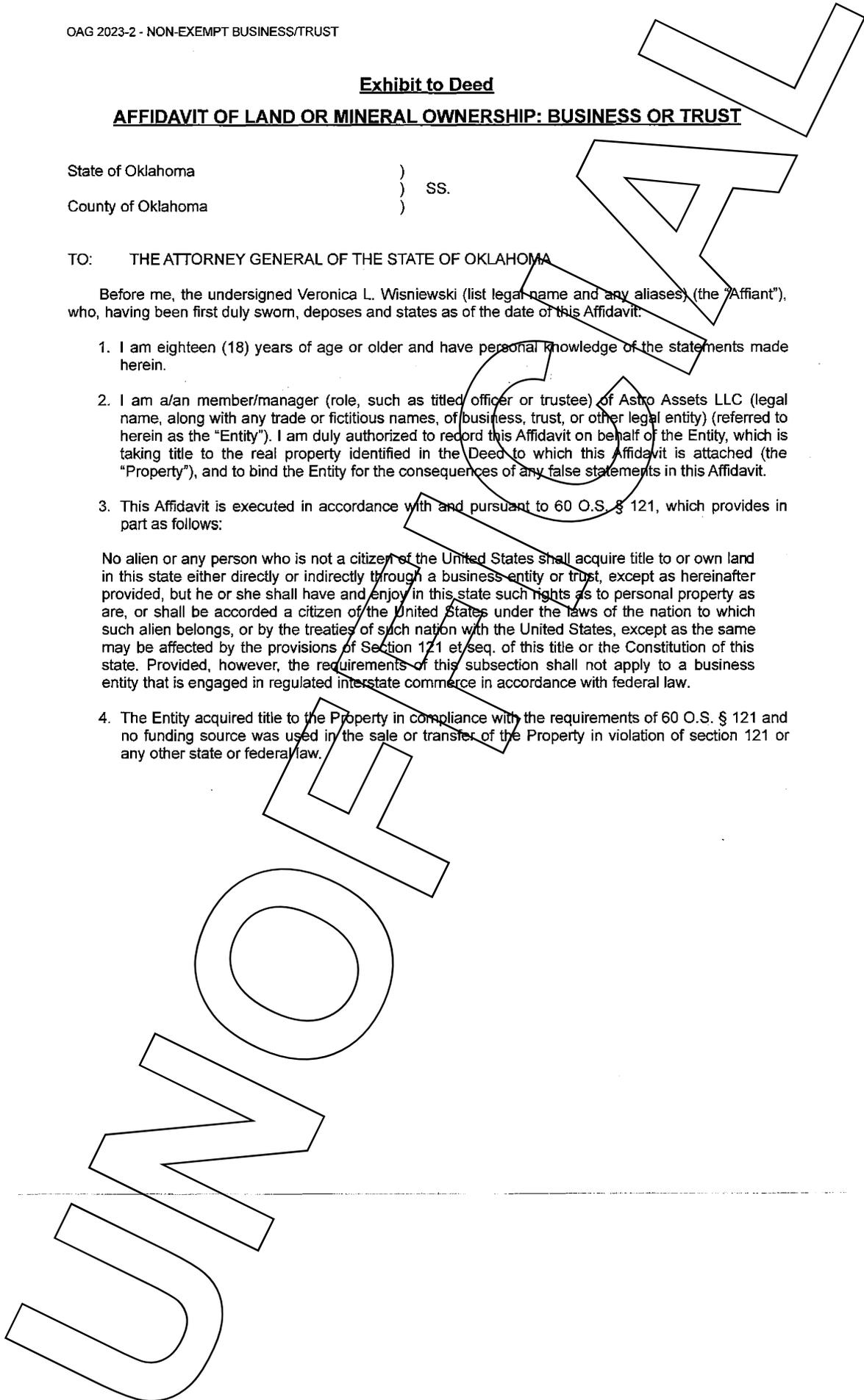
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Veronica L. Wisniewski (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an member/manager (role, such as titled officer or trustee) of Astro Assets 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.



OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

- 5. If the Entity is a trust, its grantor(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.

Monica L Brown  
 Monica L Brown

5 Dec 23  
 Date

The foregoing instrument was acknowledged before me this 5th day of December, 2023, by Monica L Brown.



Connie Calaway  
 NOTARY PUBLIC: Connie Calaway

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

My Commission Number: \_\_\_\_\_

UNOFFICIAL

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

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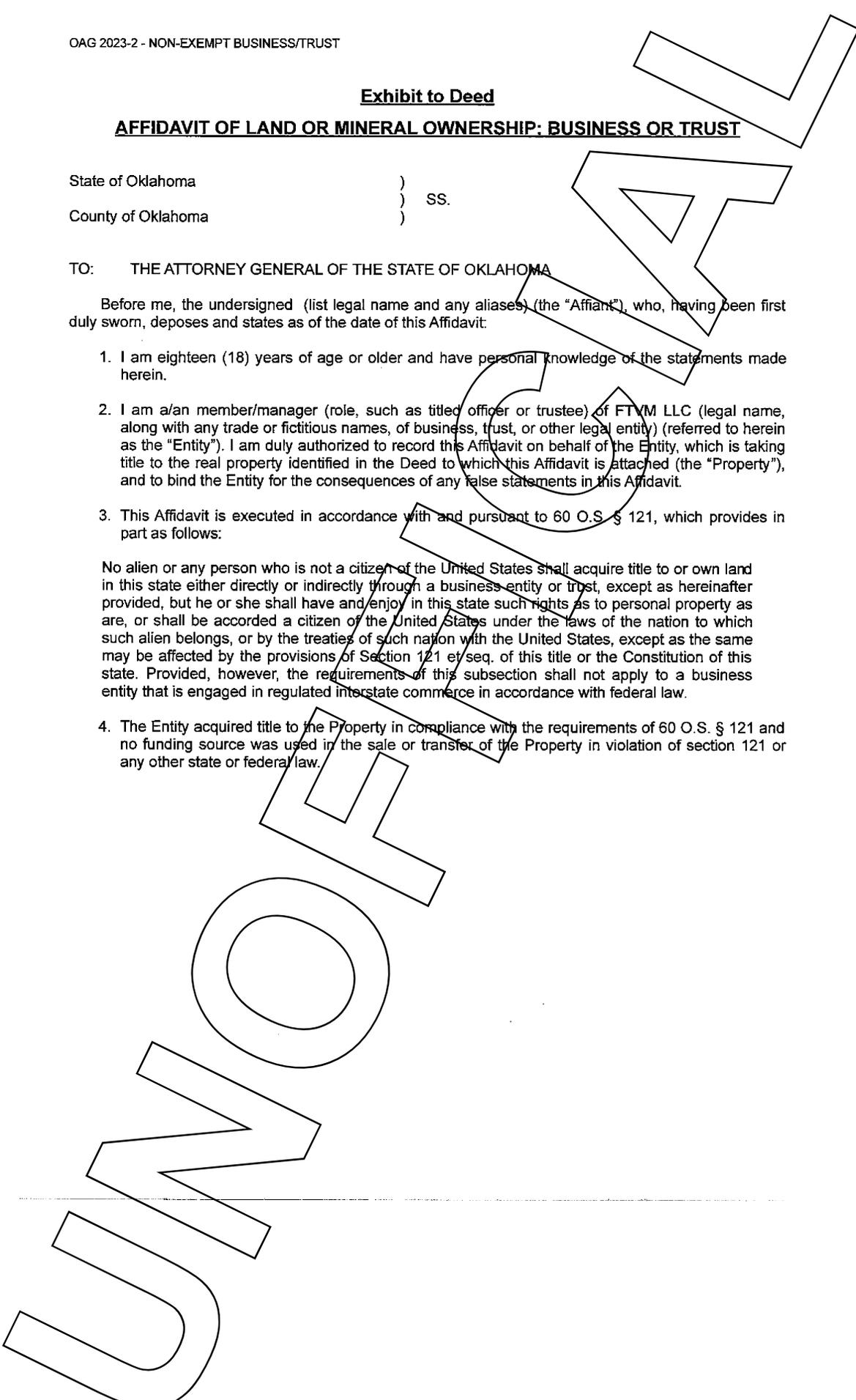
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an member/manager (role, such as titled officer or trustee) of FTVM 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:

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- 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.

*Veronica L. Wisniewski*  
 Veronica L. Wisniewski

5 Dec 2023  
 Date

The foregoing instrument was acknowledged before me this 5th day of December, 2023, by Veronica L. Wisniewski.



*Connie Calaway*  
 NOTARY PUBLIC: Connie Calaway

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

My Commission Number: \_\_\_\_\_

UNOFFICIAL



# WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2306467  
American Security Title Insurance Company

**Know All Men by These Presents:**

THAT, Omega Investments, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Astro Assets LLC and FTVM, L.L.C. parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

The West Twelve (12) feet of Lot Eighteen (18), all of Lot Nineteen (19), and the East Eight (8) feet of Lot Twenty (20), in Block Twenty-five (25), of MILITARY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 051554450

2705 SW 121st OKC. OK 73170

Grantee's Mailing Address:

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Managing Member this 5th day of December, 2023.

OMEGA INVESTMENTS, LLC

Nathan Phuc Cao  
Member/Manager

2306467

Doc Stamps: \$\*

CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of December, 2023, personally appeared, Nathan Phuc Cao, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managing Member and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Connie Calaway  
Commission Expires:



RETURN TO:

Oklahoma City Abstract & Title Co.  
9211 Lake Hefner Parkway, Suite 100

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

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State of Oklahoma )  
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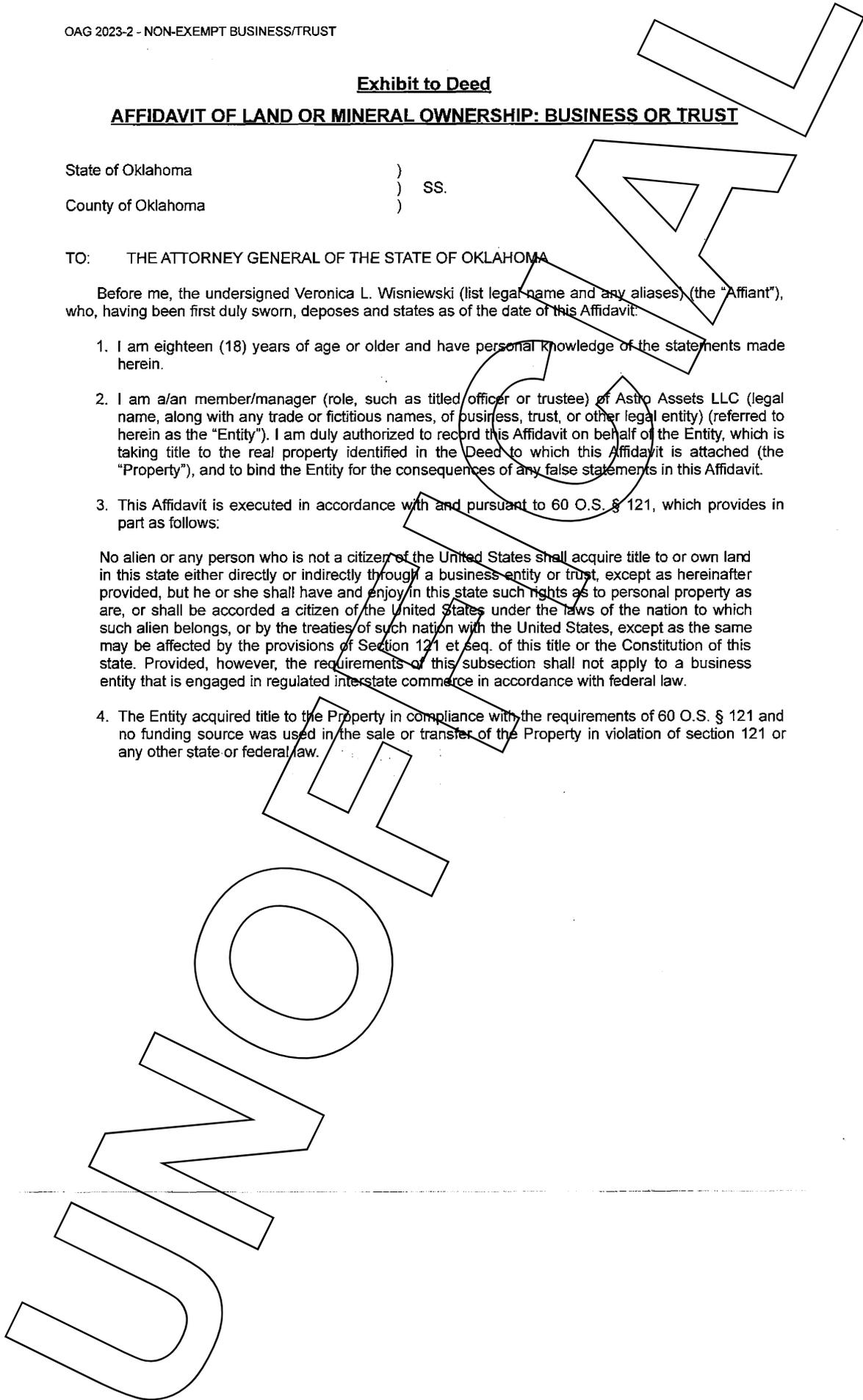
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Veronica L. Wisniewski (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an member/manager (role, such as titled officer or trustee) of Astro Assets 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.

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FURTHER AFFIANT SAYETH NOT.

*V. Wisniewski*  
 Veronica L. Wisniewski

5 Dec 2023  
 Date

The foregoing instrument was acknowledged before me this 5th day of December, 2023, by Veronica L. Wisniewski.



*Connie Galaway*  
 NOTARY PUBLIC: Connie Galaway

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

My Commission Number: \_\_\_\_\_

UNOFFICIAL

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

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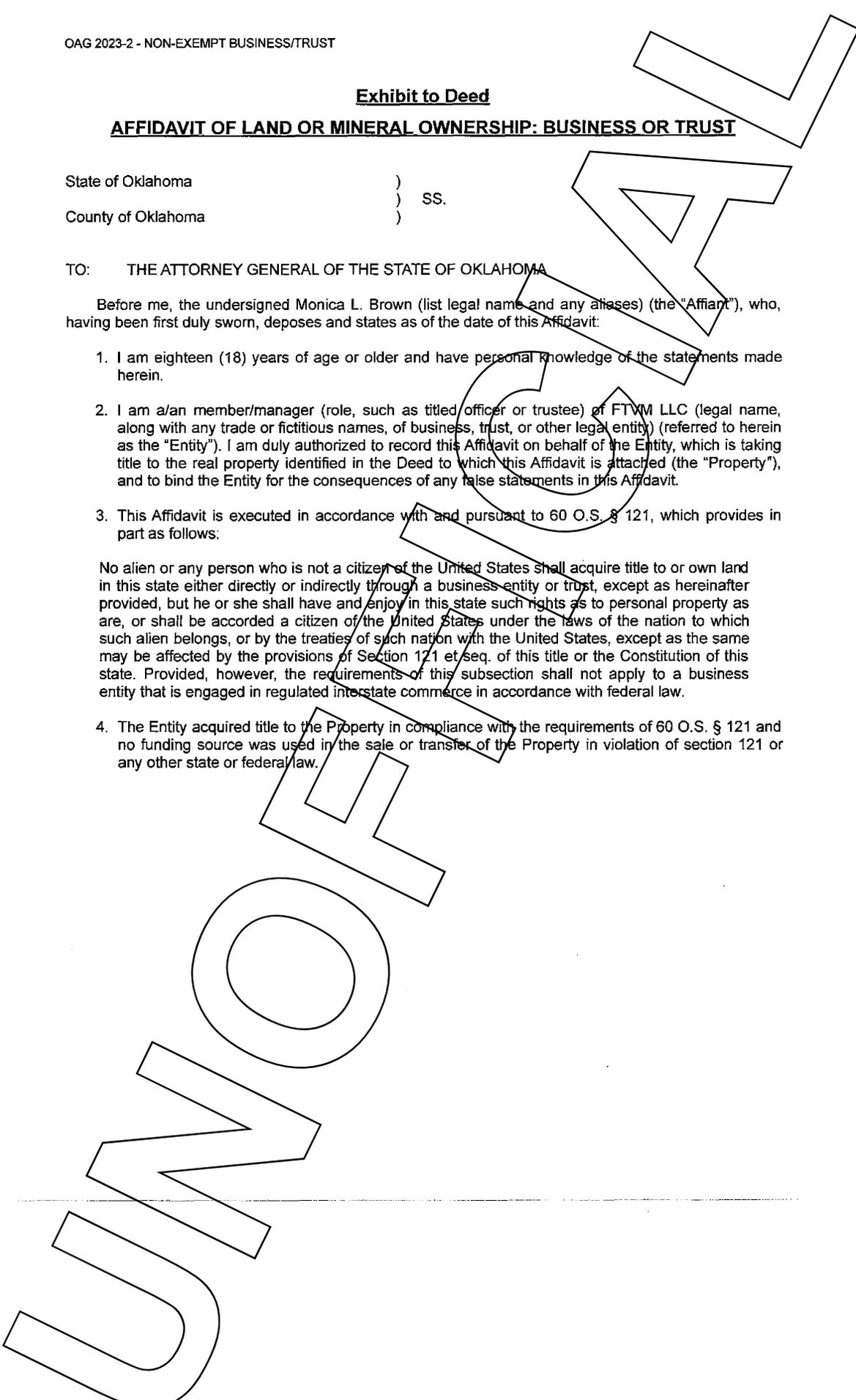
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Monica L. Brown (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an member/manager (role, such as titled officer or trustee) of FTWM 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.
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OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

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- 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.

*Monica L. Brown*  
 Monica L. Brown

5 Dec 23  
 Date

The foregoing instrument was acknowledged before me this 5th day of December, 2023, by Monica L. Brown.

*Connie Calaway*  
 NOTARY PUBLIC: Connie Calaway

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

My Commission Number: \_\_\_\_\_



UNOFFICIAL

Exhibit A  
Legal Description

**1443 NW 33<sup>rd</sup> Street Oklahoma City, Oklahoma 73118**

**Legal Description:** The West Seven (7) feet of Lot Sixteen (16), all of Lot Seventeen (17), and the East Thirteen (13) feet of Lot Eighteen (18), in Block Twenty-Five (25), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**1445 NW 33<sup>rd</sup> Street Oklahoma City, Oklahoma 73118**

**Legal Description:** The West Twelve (12) feet of Lot Eighteen (18), all of Lot Nineteen (19), and the East Eight (8) feet of Lot Twenty (20), in Block Twenty-five (25), of MILITARY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recoded plat thereof.

## LETTER OF AUTHORIZATION

Astro Assets 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 1443

NW 33<sup>rd</sup> St. OKC, OK, 73118

By: Veronica Wisniewski  
Veronica Wisniewski-Manager

Title: Manager

Date: 22 February 2024

## LETTER OF AUTHORIZATION

FTVM, L.L.C., (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 1443 —  
NW 33<sup>rd</sup> St. OKC, OK 73118.

By: Monica Brown  
Monica Brown-Manager

Title: Manager

Date: 22 February 2024



Exhibit A  
Legal Description

**1443 NW 33<sup>rd</sup> Street Oklahoma City, Oklahoma 73118**

**Legal Description:** The West Seven (7) feet of Lot Sixteen (16), all of Lot Seventeen (17), and the East Thirteen (13) feet of Lot Eighteen (18), in Block Twenty-Five (25), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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OWNERSHIP REPORT  
ORDER 2858550-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 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
2677	R051554440	ASTRO ASSETS LLC	FTVM LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170-4753	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 W7FT OF LOT 16 ALL LOT 17 & E13FT OF LOT 18 (PART OF SUBJECT PROPERTY)	1443 NW 33RD ST OKLAHOMA CITY
2677	R051554450	ASTRO ASSETS LLC	FTVM LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170-4753	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 W12FT OF LOT 18 ALL LOT 19 & E8FT OF LOT 20 (PART OF SUBJECT PROPETY)	1445 NW 33RD ST OKLAHOMA CITY
2677	R051555870	BAILEY LEVI A	BAILEY EDEN A	314 TANGLEWOOD LN	HIGHLAND VILLAGE	TX	75077	MILITARY PARK ADD	00E	000	MILITARY PARK ADD 00E 000 E7 1/2FT LOT 18 ALL LOT 19 & W10FT LOT 20	1505 NW 34TH ST OKLAHOMA CITY
2677	R051555880	PROPERTY MANAGEMENT	SERVICES INC	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	MILITARY PARK ADD	00E	000	MILITARY PARK ADD 00E 000 E15FT LOT 20 & ALL LOT 21	1501 NW 34TH ST OKLAHOMA CITY
2677	R051553170	REN JIHUA		2804 NW 169TH ST	EDMOND	OK	73012-7909	MILITARY PARK ADD	017	000	MILITARY PARK ADD 017 000 S21FT LOT 21 & ALL LOT 22	3315 N MCKINLEY AVE OKLAHOMA CITY
2677	R051553160	BAHREINI AHMAD	NASSER SHAKIBA	14501 N WESTERN AVE	EDMOND	OK	73013-1828	MILITARY PARK ADD	017	000	MILITARY PARK ADD 017 000 S 1/2 LOT 19 & ALL LOT 20 & N4FT LOT 21	3317 N MCKINLEY AVE OKLAHOMA CITY
2677	R051553150	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	MILITARY PARK ADD	017	000	MILITARY PARK ADD 017 000 LOT 18 & N 1/2 OF LOT 19	3321 N MCKINLEY AVE OKLAHOMA CITY
2677	R051553140	FLORES RAUL V		1600 NW 13TH ST	OKLAHOMA CITY	OK	73106	MILITARY PARK ADD	017	000	MILITARY PARK ADD 017 000 S15FT LOT 16 & ALL LOT 17	3325 N MCKINLEY AVE OKLAHOMA CITY
2677	R051553110	MORALES SERGIO	MAZARIEGOS JACOBO	1425 NW 43RD ST	OKLAHOMA CITY	OK	73118-5021	MILITARY PARK ADD	017	000	MILITARY PARK ADD 017 000 LOTS 13 & 14	1514 NW 33RD ST OKLAHOMA CITY
2677	R051553120	FNMC LLC		PO BOX 2962	OKLAHOMA CITY	OK	73101-2962	MILITARY PARK ADD	017	000	MILITARY PARK ADD 017 000 ALL LOT 15 & PT OF LOT 16 DESCRIBED AS BEG NE/C LT 15 TH S40FT W25FT N5FT W33FT S5FT W102FT N40FT E160FT TO BEG	3327 N MCKINLEY AVE OKLAHOMA CITY
2677	R051553400	GOLDEN GIRLS INVESTMENT LLC		3105 CANYON RD	OKLAHOMA CITY	OK	73120	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 W110FT OF LOTS 14 THRU 19	1441 NW 32ND ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2858550-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 7:30 AM

2677	R051553390	ARZATE SANTIAGO J		5517 SE 86TH ST	OKLAHOMA CITY	OK	73135-6142	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 E50FT LOTS 14 THRU 19	1437 NW 32ND ST OKLAHOMA CITY
2677	R051553500	CLEMENTE OCTAVIO OBDULIO GONZALES		1433 NW 32ND ST	OKLAHOMA CITY	OK	73118-3401	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 38 & 39	1433 NW 32ND ST OKLAHOMA CITY
2677	R051553490	DOVO HOMES LLC		1429 NW 32ND ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 36 & 37	1429 NW 32ND ST OKLAHOMA CITY
2677	R051553370	JOHNSON THERESA		3312 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118-3440	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 12 & 13	3312 N MCKINLEY AVE OKLAHOMA CITY
2677	R051553340	WONG HARRY J & TAMMY DU		4120 NW 144TH TER	OKLAHOMA CITY	OK	73134	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 W55FT LOTS 6 THRU 11	1448 NW 33RD ST OKLAHOMA CITY
2677	R051553360	DE HOLDINGS LLC		PO BOX 31971	EDMOND	OK	73003	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 E52 1/2FT OF W107 1/2FT LOTS 6 THRU 11	1444 NW 33RD ST OKLAHOMA CITY
2677	R051553410	MERCADO OLIVA JAEL	OLIVA JULIO	1434 NW 33RD ST	OKLAHOMA CITY	OK	73118-3412	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 20 & 21	1434 NW 33RD ST OKLAHOMA CITY
2677	R051553350	SHAROONI KERAMAT	VERNON VERLA	1518 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 E52 1/2FT LOTS 6 THRU 11	1440 NW 33RD ST OKLAHOMA CITY
2677	R051553420	POLY REAL ESTATE LLC		1225 E 33RD ST	EDMOND	OK	73013	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 22 & 23	1428 NW 33RD ST OKLAHOMA CITY
2677	R051553430	LE GIAO	MACH KHA	1111 FERNDALE DR	ALLEN	TX	75013	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 24 & 25	1424 NW 33RD ST OKLAHOMA CITY
2677	R051553440	GREEN TIMOTHY R		1420 NW 33RD ST	OKLAHOMA CITY	OK	73118-3412	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 26 & 27	1420 NW 33RD ST OKLAHOMA CITY
2677	R051553450	JP & ENZO LLC		3801 N CLASSEN BLVD, Unit 250	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	018	000	MILITARY PARK ADD 018 000 LOTS 28 & 29	1418 NW 33RD ST OKLAHOMA CITY
2677	R051554380	ZELADA LUIDGI F DEL CID		3221 NW 35TH PL	OKLAHOMA CITY	OK	73112	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOTS 5 & 6	1415 NW 33RD ST OKLAHOMA CITY
2677	R051554390	JAZMINE PROPERTIES LLC		PO BOX 14177	OKLAHOMA CITY	OK	73113	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOTS 7 & 8	1423 NW 33RD ST OKLAHOMA CITY
2677	R051554400	PAYNE SILVIA		1425 NW 33RD ST	OKLAHOMA CITY	OK	73118-3411	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOTS 9 & 10	1425 NW 33RD ST OKLAHOMA CITY
2677	R051554410	SCOTT DENNIS & CAROLYN TRS	SCOTT DENNIS & CAROLYN J LIV TRUST	1429 NW 33RD ST	OKLAHOMA CITY	OK	73118-3411	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOTS 11 & 12	1429 NW 33RD ST OKLAHOMA CITY
2677	R051554420	GRIFFIN KATHRYN E		1433 NW 33RD ST	OKLAHOMA CITY	OK	73118-3411	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOT 13 & E23FT OF LOT 14	1433 NW 33RD ST OKLAHOMA CITY

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2677	R051554430	PONDER JAMES DALE		1439 NW 33RD ST	OKLAHOMA CITY	OK	73118-3411	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 W2FT LOT 14 ALL LOT 15 & E18FT LOT 16	1439 NW 33RD ST OKLAHOMA CITY
2677	R051554460	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 W17FT OF LOT 20 & ALL LOT 21	1447 NW 33RD ST OKLAHOMA CITY
2677	R051554340	PARTY BASE ASIAN BBQ INC		3417 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 W45FT LOTS 3 & 4 & ALL VAC ALLEY ADJ W45FT LOTS 3 & 4	1411 NW 33RD ST OKLAHOMA CITY
2677	R051554470	BROWN JESSICA MAY		1444 NW 34TH ST	OKLAHOMA CITY	OK	73118-3202	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOTS 22 & 23	1444 NW 34TH ST OKLAHOMA CITY
2677	R051554480	BROWN KAITLIN LOCKEY TRS	HUDSON TARA REV LIVING TRUST	1442 NW 34TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 LOT 24 & W23FT OF LOT 25	1442 NW 34TH ST OKLAHOMA CITY
2677	R051554490	BYTYQI SARAH L		1711 SPOKE ST	OKLAHOMA CITY	OK	73108	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E2FT LOT 25 & ALL LOT 26 & W23FT OF LOT 27	1440 NW 34TH ST OKLAHOMA CITY
2677	R051554500	THOMAS CRAIG L		1438 NW 34TH ST	OKLAHOMA CITY	OK	73118-3202	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E2FT OF LOT 27 ALL LOT 28 & W23FT OF LOT 29	1438 NW 34TH ST OKLAHOMA CITY
2677	R051554510	MATOS RUSHING MATTHEW R		1436 NW 34TH ST	OKLAHOMA CITY	OK	73118-3202	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E2FT OF LOT 29 ALL LOT 30 & W20FT OF LOT 31	1436 NW 34TH ST OKLAHOMA CITY
2677	R051554520	GILL PAULINE W	PEARSON SANDRA P	1428 NW 34TH ST	OKLAHOMA CITY	OK	73118-3202	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E5FT OF LOT 31 ALL LOT 32 & W15FT OF LOT 33	1428 NW 34TH ST OKLAHOMA CITY
2677	R051554530	LINVILLE FORREST T & ALEXANDRA		1424 NW 34TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E10FT OF LOT 33 ALL LOT 34 & W10FT OF LOT 35	1424 NW 34TH ST OKLAHOMA CITY
2677	R051554540	JAZMINE PROPERTIES LLC		211 N ROBINSON AVE 8TH FLOOR	OKLAHOMA CITY	OK	73102	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E15FT OF LOT 35 ALL LOT 36 & W5FT OF LOT 37	1420 NW 34TH ST OKLAHOMA CITY
2677	R051554550	HINES ROBERT W & KIM A LIV TRUST		1416 NW 34TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	025	000	MILITARY PARK ADD 025 000 E20FT OF LOT 37 ALL LOT 38	1416 NW 34TH ST OKLAHOMA CITY
2677	R051554700	KIRK HENRI L		3401 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118-3261	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 LOTS 26 & 27	3401 N MCKINLEY AVE OKLAHOMA CITY

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2677	R051554690	ALVAREZ RAUL		3405 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118-3261	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 LOTS 24 & 25	3405 N MCKINLEY AVE OKLAHOMA CITY
2677	R051554680	MURPHY MATTHEW G	STUBBLEFIELD MICHELLE	3409 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 S16 2/3FT OF LOT 22 & ALL LOT 23	3409 N MCKINLEY AVE OKLAHOMA CITY
2677	R051554720	KALIDY LLC		PO BOX 226	EDMOND	OK	73083-0226	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 LOTS 29 & 30	1515 NW 33RD ST OKLAHOMA CITY
2677	R051554670	GORMAN JACOB		3415 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 S8 1/3FT OF LOT 20 ALL LOT 21 AND N8 1/3FT OF LOT 22	3415 N MCKINLEY AVE OKLAHOMA CITY
2677	R051554660	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 LOT 19 & N16 2/3FT LOT 20	3417 N MCKINLEY AVE OKLAHOMA CITY
2677	R051554650	A PLUS LAWNS & SERVICES LLC		3419 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 LOTS 17 & 18	3419 N MCKINLEY AVE OKLAHOMA CITY
2677	R051554630	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 W63.5FT LOTS 15 & 16	1510 NW 34TH ST OKLAHOMA CITY
2677	R051554640	BERRY JAMES B SR		3423 N MCKINLEY AVE	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 E99.5FT LOTS 15 & 16	3423 N MCKINLEY AVE OKLAHOMA CITY
2677	R051554620	BELL JACLYN	HUDSON BRETT	1516 NW 34TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	026	000	MILITARY PARK ADD 026 000 LOTS 13 & 14	1516 NW 34TH ST OKLAHOMA CITY
2677	R054850504	SHELTON JAMES R & KATHLEEN L		PO BOX 54797	OKLAHOMA CITY	OK	73154-1797	PUTNAM HEIGHTS ADD	00D	000	PUTNAM HEIGHTS ADD 00D 000 LOTS 24 & 25	1449 NW 34TH ST OKLAHOMA CITY
2677	R054850495	LASTER TERRENCE S		1439 NW 34TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	00D	000	PUTNAM HEIGHTS ADD 00D 000 LOTS 22 & 23	1439 NW 34TH ST OKLAHOMA CITY
2677	R054850486	TALEBAN HANS H	KOHDADAD FATEMEH	12916 KIM CT	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	00D	000	PUTNAM HEIGHTS ADD 00D 000 LOTS 20 & 21	1435 NW 34TH ST OKLAHOMA CITY
2677	R054850477	LIEM SARAH M		1431 NW 34TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	00D	000	PUTNAM HEIGHTS ADD 00D 000 LOTS 18 & 19	1431 NW 34TH ST OKLAHOMA CITY
2677	R054850468	ALSUP JOHN & NANCY		1429 NW 34TH ST	OKLAHOMA CITY	OK	73118-3201	PUTNAM HEIGHTS ADD	00D	000	PUTNAM HEIGHTS ADD 00D 000 LOTS 16 & 17	1429 NW 34TH ST OKLAHOMA CITY

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2677	R054850459	PROPERTY MANAGEMENT SERVICES INC		1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106- 5021	PUTNAM HEIGHTS ADD	00D	000	PUTNAM HEIGHTS ADD 00D 000 LOTS 14 & 15	1423 NW 34TH ST OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**1443 & 1445 NW 33<sup>rd</sup> St.**

**March 13, 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@wbflaw.com](mailto:dmbox@wbflaw.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-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-2 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

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

3. **Maximum Building Size:**

The maximum building size shall be 1,500 square feet.

4. **Maximum Number of Buildings:**

There shall be a maximum of six (6) structures within this SPUD.

5. **Building Setback Lines**

North: 10 feet

South: 10 feet

East: 5 feet

West: 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 in accordance with the base zoning district regulations.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**

Access shall be taken from NW 33<sup>rd</sup> St.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a maximum of 13 parking spaces.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A  
Legal Description

**1443 NW 33<sup>rd</sup> Street Oklahoma City, Oklahoma 73118**

**Legal Description:** The West Seven (7) feet of Lot Sixteen (16), all of Lot Seventeen (17), and the East Thirteen (13) feet of Lot Eighteen (18), in Block Twenty-Five (25), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**1445 NW 33<sup>rd</sup> Street Oklahoma City, Oklahoma 73118**

**Legal Description:** The West Twelve (12) feet of Lot Eighteen (18), all of Lot Nineteen (19), and the East Eight (8) feet of Lot Twenty (20), in Block Twenty-five (25), of MILITARY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recoded plat thereof.

