



**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**  
**Military Rows**

<b>Staff Use Only:</b>	
Case No.:	SPUD -1590
File Date:	11/3/23
Ward No.:	W2
Nbhd. Assoc.:	Helm Farm NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

1144 NW 41st St, OKC, OK 73118

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

0.16 (41st), 0.16 (40th)

ReZoning Area (Acres or Square Feet)

Construct 4 separate dwelling units on 1144 NW 41st St across 1147 NW 40th St

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):**

Rick Still

*Name*

PO Box 18395

*Mailing Address*

Oklahoma City, OK 73118

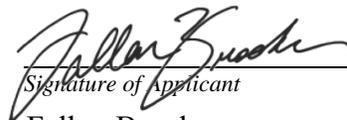
*City, State, Zip Code*

405.669.6630

*Phone*

toptierconstructionok@gmail.com

*Email*



*Signature of Applicant*

Fallon Brooks

*Applicant's Name (please print)*

4312 N Classen Blvd

*Applicant's Mailing Address*

Oklahoma City, OK 73118

*City, State, Zip Code*

405.655.8077

*Phone*

Fallon@jollybird.design

*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.





OAG 2023-3 – BUSINESS/TRUST EXEMPTION

5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

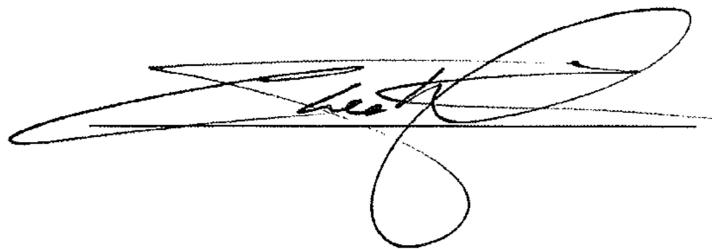
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence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

FURTHER AFFIANT SAYETH NOT.

Mary M King-Still  
AFFIANT, individually, and as authorized agent of the Entity

12/20/2023  
Date

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2023  
by series F of Sparrow Property Group, LLC.



NOTARY PUBLIC

My Commission Expires: 10-10-27

My Commission Number: 23013600



**(Individual Form)  
JOINT TENANCY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

**Jackie Roddy and Johnna Roddy , husband and wife** 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

**Rick Still and Kevin Logan**

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties 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):** 054854680

Lots Forty-Seven (47) and Forty-Eight (48), Block Twenty-Six (26), PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof

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

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

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor 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 3, 2023.

\_\_\_\_\_  
Jackie Roddy  
  
\_\_\_\_\_  
Johnna Roddy

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3<sup>rd</sup> day of March, 2023 personally appeared Jackie Roddy and Johnna Roddy , husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public in and for the State of \_\_\_\_\_  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

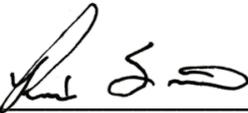
**Mail Deed and Tax Statements To:**  
Rick Still  
1147 NW 40th Street  
Oklahoma City, OK 73118

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 710102300323  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.



## Letter of Authorization

I Rick Still, authorized representative of SERIES F, A SEPARATE SERIES OF SPARROW PROPERTY GROUP LLC, the property owner of record of 1144 NW 41<sup>st</sup> Street, OKC, OK 73118 authorize Fallon Brooks of Jollybird Home Design, LLC to make applications for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 1144 NW 41<sup>st</sup> Street, OKC, OK 73118.

x   
\_\_\_\_\_

Date: 2/15/2024



4312 N Classen Boulevard  
Oklahoma City, OK 73118  
405.655.8077

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## Letter of Authorization

Kevin Logan and Rick Still, the property owner(s) of record of 1147 NW 40<sup>th</sup> Street, OKC, OK 73118 authorize Fallon Brooks of Jollybird Home Design, LLC to make applications for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 1147 NW 40<sup>th</sup> Street, OKC, OK 73118.

X  \_\_\_\_\_

Date: 2/15/2024

# Larry Stein

## Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Numbers R054854473, and R054854680 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.**

STATE OF OKLAHOMA }  
COUNTY OF OKLA. } ss.

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 Report

filed in the office of the County Assessor  
on the 15 day of Feb, 2024

Given under my hand and official seal this  
15 day of Feb, 2024

County Assessor  
Tyler Franklin Deputy

Oklahoma County Assessor's  
300ft Radius Report  
2/15/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R054854437	SHAMAS KRISTIN ANN	No Data	No Data	1135 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 41 & 42	1135 NW 39TH ST OKLAHOMA CITY
R054854446	STECK WILLIAM	No Data	No Data	1139 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 43 & 44	1139 NW 39TH ST OKLAHOMA CITY
R054854481	CHAVEZ ROMAN	No Data	No Data	1201 NW 39TH ST	OKLAHOMA CITY	OK	73118-5429	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS 20 & 21	1201 NW 39TH ST OKLAHOMA CITY
R054854455	BENNETT COURTNEY	CRISTOPHER CHAD	No Data	1143 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 45 & 46	1143 NW 39TH ST OKLAHOMA CITY
R054854490	ROHRER JOHN W	No Data	No Data	5004 NW 60TH ST	OKLAHOMA CITY	OK	73122	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS 22 & 23	1205 NW 39TH ST OKLAHOMA CITY
R054854464	BELFLOWER LEAH M	DAVID NICHOLAS	No Data	1145 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 47 & 48	1145 NW 39TH ST OKLAHOMA CITY
R054854270	LITTLE MATTHEW AUSTIN	No Data	No Data	4016 N MILITARY AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD BLK 025 PT OF LOTS 1 & 2 BEG 120.84FT S OF NW/C LOT 1 TH E50FT S49FT W50FT N49.16FT TO BEG PLUS N/2 OF VACATED ALLEY ADJ ON S	4016 N MILITARY AVE OKLAHOMA CITY
R05485472	HOUSE RODGER & VERNA J	No Data	No Data	4015 N MILITARY AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 S68FT LOTS 18 & 19	4015 N MILITARY AVE OKLAHOMA CITY
R054854266	PONTIKOS NICK	PONTIKOS MICHELLE	No Data	4020 N MILITARY AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD BLK 025 LOT 000 PT OF LOTS 1 & 2 BEG 67.84FT S OF NW/C LOT 1 TH E50FT S53FT W50FT N53FT TO BEG AKA LOT B CONT 2650 SQ FT OR .061ACRS MORE OR LESS	1146 NW 40TH ST OKLAHOMA CITY
R054854268	HERD JOHN NATHAN	VACCARO ELIZABETH PAIGE	No Data	1146 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD BLK 025 LOT 000 PT OF LOTS 1 & 2 BEG NW/C LOT 1 TH E50FT S68FT W50FT N67.84FT TO BEG AKA LTA CONT 3396 SQ FT OR .078ACRS MORE OR LESS	1146 NW 40TH ST OKLAHOMA CITY
R054854275	MOINETTE DAVID & KIMBERLY	No Data	No Data	1142 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 3 & 4	1142 NW 40TH ST OKLAHOMA CITY
R054854284	HARDING FAMILY LLC	No Data	C/O JOHN BEEDON	12 E CALIFORNIA STE 200	OKLAHOMA CITY	OK	73101	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 5 & 6	1138 NW 40TH ST OKLAHOMA CITY
R054854293	HARDING FAMILY LLC	No Data	No Data	12 E CALIFORNIA AVE STE 200	OKLAHOMA CITY	OK	73104-2459	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 7 & 8	1134 NW 40TH ST OKLAHOMA CITY
R054854302	SNYDER ARTHURE LEE	No Data	No Data	1130 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 9 & 10	1130 NW 40TH ST OKLAHOMA CITY
R054854311	MOSLEY BERNE L	CHILDERS AMY M	No Data	1124 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 1.1 & 1.2	1124 NW 40TH ST OKLAHOMA CITY
R054854320	HOUSE VIZSLA LLC	No Data	No Data	1122 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 13 & 14	1122 NW 40TH ST OKLAHOMA CITY
R05485427	GRAVEN BRANDON	SALLEE DANIELLE	No Data	6717 NW 130TH ST	OKLAHOMA CITY	OK	73142	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS 10 & 11	1216 NW 40TH ST OKLAHOMA CITY

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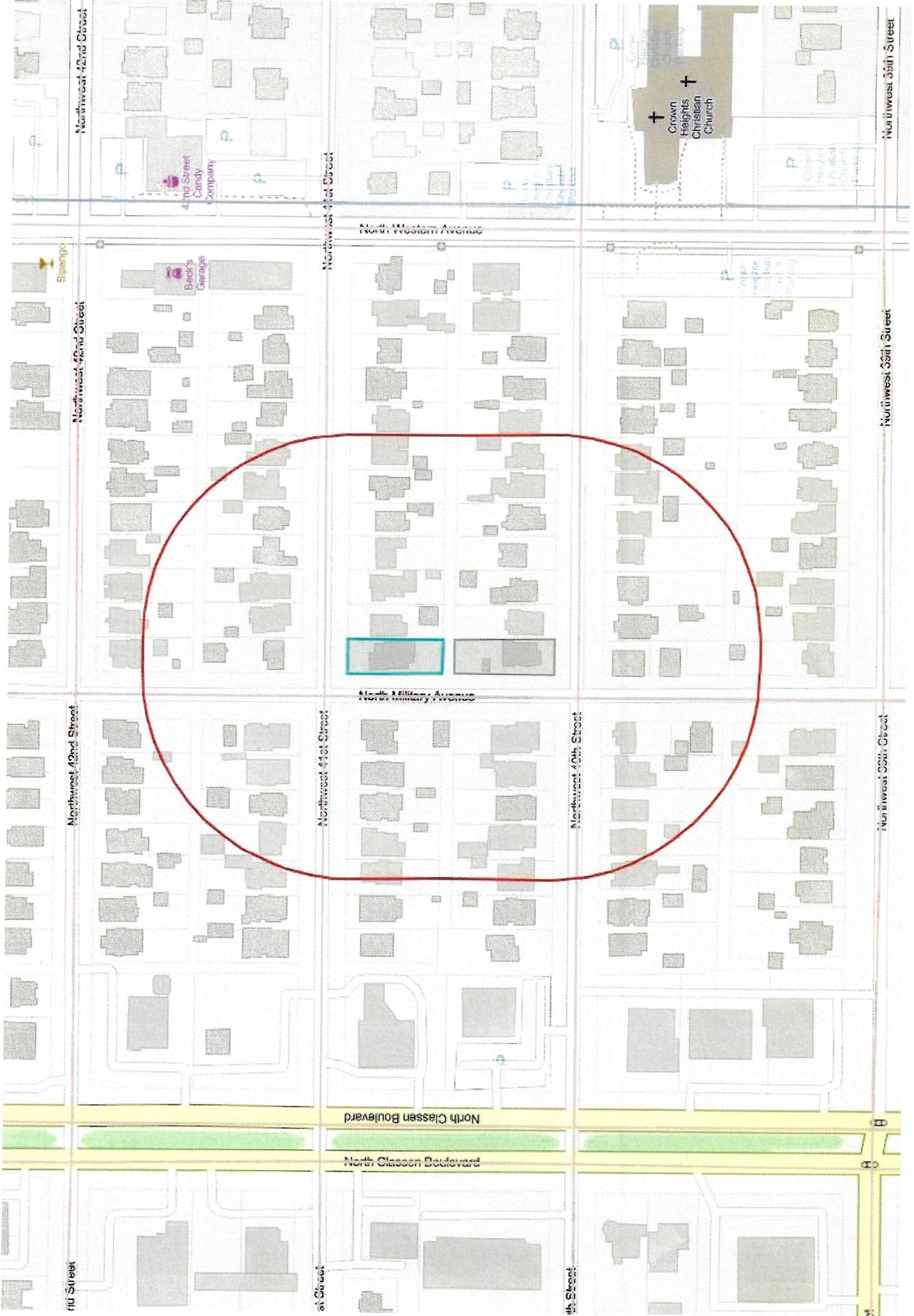
R054855436	VAILS TONY & DEBORAH	No Data	No Data	1214 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000	1214 NW 40TH ST OKLAHOMA CITY
R054855445	BURCHAM STEVEN W & MARTA S	No Data	No Data	1208 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000	1208 NW 40TH ST OKLAHOMA CITY
R054855454	RICE LAURA L	No Data	No Data	1206 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000	1206 NW 40TH ST OKLAHOMA CITY
R054855463	HOLLOWAY CANDICE	No Data	No Data	1200 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000	1200 NW 40TH ST OKLAHOMA CITY
R054855337	BONDA LLC	No Data	No Data	3800 WINDOVER DR	EDMOND	OK	73013-6964	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1201 NW 40TH ST OKLAHOMA CITY
R054855346	SCHRICK BARBIE	No Data	No Data	1408 NW 182ND ST	EDMOND	OK	73012	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1205 NW 40TH ST OKLAHOMA CITY
R054855355	LY TOM	HUYNH YEN	No Data	1220 NW 29TH ST	OKLAHOMA CITY	OK	73106	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1209 NW 40TH ST OKLAHOMA CITY
R054855364	ESCOBAR JESSIE JR L & K REAL ESTATE LLC	No Data	No Data	9200 W WILSHIRE BLVD	YUKON	OK	73099	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1213 NW 40TH ST OKLAHOMA CITY
R054855373	PITTS DAVID	No Data	No Data	PO BOX 30226	EDMOND	OK	73003-0004	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1217 NW 40TH ST OKLAHOMA CITY
R054854617	KENNETH	No Data	No Data	1119 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1119 NW 40TH ST OKLAHOMA CITY
R054854626	CASCADE HOLDINGS LLC	MXXM HOLDINGS LLC	No Data	1135 WOODLAWN PL	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1123 NW 40TH ST OKLAHOMA CITY
R054854635	LUCKY INVESTMENTS LLC	No Data	No Data	916 NW 40TH ST	OKLAHOMA CITY	OK	73118-6819	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1125 NW 40TH ST OKLAHOMA CITY
R054854644	NEST EGG PROPERTIES LLC	No Data	No Data	1808 WINDING RIDGE RD	EDMOND	OK	73034	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1131 NW 40TH ST OKLAHOMA CITY
R054854653	PESKY PROPERTIES LLC	No Data	No Data	4100 CANTILE CT	OKLAHOMA CITY	OK	73120-8031	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1135 NW 40TH ST OKLAHOMA CITY
R054854662	RIVAS AGUIRRE JESUS M & TERESA	No Data	No Data	1139 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1139 NW 40TH ST OKLAHOMA CITY
R054854671	HAILS HEATHER A	No Data	No Data	1143 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1143 NW 40TH ST OKLAHOMA CITY
R054854680	STILL RICK	LOGAN KEVIN	No Data	1147 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1147 NW 40TH ST OKLAHOMA CITY
R054855292	SHARP ROYCE	PATE MARTHA W	No Data	1218 NW 41ST ST	OKLAHOMA CITY	OK	73118-5447	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1218 NW 41ST ST OKLAHOMA CITY
R054855301	WALKER FREEMAN G & NICOLE O	WALKER VERONIQUE G	No Data	1212 NW 41ST ST	OKLAHOMA CITY	OK	73118-5447	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1212 NW 41ST ST OKLAHOMA CITY
R054855310	BISHOP CHUCK	No Data	No Data	1208 NW 41ST ST	OKLAHOMA CITY	OK	73118-5447	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1208 NW 41ST ST OKLAHOMA CITY
R054855319	DRUMMOND JACQUELYN	BREAUX NATHAN	No Data	1206 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1206 NW 41ST ST OKLAHOMA CITY
R054855328	SALIMINEJAD SHAWYON	No Data	No Data	1202 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000	1202 NW 41ST ST OKLAHOMA CITY
R054854473	SERIES F A SEPARATE SERIES OF	SPARROW PROPERTY GROUP LLC	No Data	4 NE 10TH ST, Unit 224	OKLAHOMA CITY	OK	73104-1402	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1144 NW 41ST ST OKLAHOMA CITY

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R054854482	JANZEN JUERGEN U & LORRIE E	No Data	No Data	1142 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1142 NW 41ST ST OKLAHOMA CITY
R054854491	COLCAZIER KATHERINE R	GAINSBACK JUAN	No Data	424 NW 43RD ST	OKLAHOMA CITY	OK	73118-8221	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1140 NW 41ST ST OKLAHOMA CITY
R054854500	BAXTER WILLIAM	HITSMAN JANESEA	No Data	1134 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1134 NW 41ST ST OKLAHOMA CITY
R054854509	MANNING KEVIN	SMART ASHLEY	No Data	2025 GENOVA CT	EDMOND	OK	73034	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1130 NW 41ST ST OKLAHOMA CITY
R054854518	KISMET LLC	No Data	No Data	1126 NW 41ST ST	OKLAHOMA CITY	OK	73118-5445	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1126 NW 41ST ST OKLAHOMA CITY
R054854527	LEWIS WILBERT N & DEBRA	No Data	No Data	1120 NW 41ST ST	OKLAHOMA CITY	OK	73118-5445	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1120 NW 41ST ST OKLAHOMA CITY
R054854536	HOLMES HAYLEY E	GREEN MICHAEL J	No Data	1118 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000	1118 NW 41ST ST OKLAHOMA CITY
R054854842	HELPING HANDS COMMUNICATION S INC	No Data	No Data	PO BOX 12692	OKLAHOMA CITY	OK	73157	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1123 NW 41ST ST OKLAHOMA CITY
R054854851	WOLVERTON JOSH	No Data	No Data	1127 NW 41ST ST	OKLAHOMA CITY	OK	73118-5444	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1127 NW 41ST ST OKLAHOMA CITY
R054854860	INGUY VAN	No Data	No Data	3519 N VIRGINIA AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1135 NW 41ST ST OKLAHOMA CITY
R054854869	POWERHOUSE PROPERTIES LLC	No Data	No Data	41 E 15TH ST	EDMOND	OK	73013-4302	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1137 NW 41ST ST OKLAHOMA CITY
R054855184	DILLOW KELLY	No Data	No Data	1201 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1201 NW 41ST ST OKLAHOMA CITY
R054855193	GATEWOOD KEVIN	No Data	No Data	1205 NW 41ST ST	OKLAHOMA CITY	OK	73118-5446	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1205 NW 41ST ST OKLAHOMA CITY
R054855202	HUSKA LORI A	No Data	No Data	1209 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1209 NW 41ST ST OKLAHOMA CITY
R054855211	MATTHEWS EMILY & DIRK	No Data	No Data	1213 NW 41ST ST	OKLAHOMA CITY	OK	73118-5446	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1213 NW 41ST ST OKLAHOMA CITY
R054854878	CREASON MARSHA	No Data	No Data	3920 LAKEVIEW DR	LEWISTON	ID	83501-9688	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1139 NW 41ST ST OKLAHOMA CITY
R054855220	FISHHOOK CONSTRUCTION LLC	No Data	No Data	11032 QUAIL CREEK RD, Unit 108	OKLAHOMA CITY	OK	73120	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1215 NW 41ST ST OKLAHOMA CITY
R054854887	NAEL SIVASH TRS	SIVASH REVOCABLE TRUST	No Data	17550 SORGHUM MILL RD	LUTHER	OK	73054	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1141 NW 41ST ST OKLAHOMA CITY
R054854896	KRAMER JULIE A	BRAKE ANNETTE E	No Data	1147 NW 41ST ST	OKLAHOMA CITY	OK	73118-5444	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1147 NW 41ST ST OKLAHOMA CITY
R054855157	HAMM ABIGAIL	HAMM DEBORAH	No Data	1208 NW 42ND ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1208 NW 42ND ST OKLAHOMA CITY
R054855166	GARRETT MAPLES HOMES LLC	No Data	No Data	12024 E DRAPER AVE	CHOCTAW	OK	73020	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1204 NW 42ND ST OKLAHOMA CITY
R054855175	SIMMONS GINGER R	No Data	No Data	1200 NW 42ND ST	OKLAHOMA CITY	OK	73118-5404	PUTNAM HEIGHTS ADD	30	0	PUTNAM HEIGHTS ADD 030 000	1200 NW 42ND ST OKLAHOMA CITY
R054854734	LAWRENCE VERNICE	LAWRENCE LONNIE SR	No Data	8108 RAMBLING RD	OKLAHOMA CITY	OK	73132-3003	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1126 NW 42ND ST OKLAHOMA CITY
R054854725	JPF PROPERTIES LLC	No Data	No Data	PO BOX 18967	OKLAHOMA CITY	OK	73154-0967	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000	1130 NW 42ND ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
2/15/2024

R054854716	POSEY KRISTA N	PRICE ROZAND Y	No Data	1134 NW 42ND ST	OKLAHOMA CITY OK	73118	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000 LOTS 7 & 8	1134 NW 42ND ST OKLAHOMA CITY
R054854707	MCCAUGHEY PROPERTIES LLC	No Data	No Data	112 TANGLEWOOD DR	PAULS VALLEY OK	73075	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000 LOTS 5 & 6	1138 NW 42ND ST OKLAHOMA CITY
R054854698	BERRY RYAN D RAMIREZ	RIGSBY CASSANDRA	No Data	2544 NW 32ND ST	OKLAHOMA CITY OK	73112-7653	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000 LOTS 3 & 4	1142 NW 42ND ST OKLAHOMA CITY
R054854689	ROBERTO & MARIA G	No Data	No Data	1144 NW 42ND ST	OKLAHOMA CITY OK	73118-5402	PUTNAM HEIGHTS ADD	27	0	PUTNAM HEIGHTS ADD 027 000 LOTS 1 & 2	1144 NW 42ND ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-XXXX**

**MASTER DESIGN STATEMENT**

**(10/4/2023)**



**PREPARED BY:**  
Fallon Brooks-Magnus, AIBD  
Jollybird Design  
4312 N Classen Blvd.  
OKC, OK 73118  
(405) 655-8077  
*fallon@jollybird.design*

## **SPUD-XXXX MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2010, as amended), except as modified herein.

The following use(s) will be the only use(s) permitted on this site:

2. **Maximum Building Height:** Per R-1 Regulations.
3. **Maximum Building Size:** There shall be no maximum building side within this SPUD.
4. **Building Setback Lines**

Front Yard: 0' (West)(Military)

Rear Yard: 0'

Side Yard: 0' (North) (NW 45<sup>th</sup> Street)  
0' (South) (NW 44<sup>th</sup> Street)  
Internal Setbacks: 0'  
Corner Side Yard: 0'

**4.1. Lot Size**

The Minimum lot size within this SPUD shall be 2,600 square feet and the minimum lot width shall be 50 feet.

**4.2. Lot Coverage**

Maximum lot coverage within this SPUD shall not exceed 57%

**4.3. Density**

There shall be a maximum of four (4) dwelling units permitted within this SPUD.

- 5. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.
  - 5.1. A minimum of three (3) trees of medium size, spaced approximately 40 feet apart in the right-of-way along Military Avenue.
- 6. **Signs:** Per R-1 Regulations
- 7. **Access:** Access may be taken from the platted 15' alley as necessary. Two (2) 16' drives shall be allowed from Military.
- 8. **Sidewalks:** Sidewalks shall be constructed along Military Avenue.

**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 concrete block buildings shall not be permitted.
- 2. **Open Space:** There shall be a minimum of 20% open space required for this SPUD.
- 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:**

5.1 Dumpsters shall be required on lots within this development containing multi-family buildings consisting of three or more units.

5.2 All dumpsters shall be screened from view from the right-of-way of any public or private street, and from any adjacent residential zone or use.

5.3 Dumpsters shall be screened to a height sufficient to shield dumpster from sight on three sides by using a single opaque material wall or fence, or by using a combination of opaque materials, berming, and/or evergreen landscaping that provides the required screening effect and on the fourth side screened by a solid gate of height sufficient to shield dumpster from sight. The gate shall remain closed except when trash pick-ups occur. Dumpsters may also be screened by the wall(s) of a principal or accessory structure. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters.

5.4 All dumpster enclosures shall be located a minimum of 25' feet from adjacent property line of any residential zone or use.

5.5 Poly Carts shall be allowed on lots within this SPUD that contain no more than two units. Dumpsters/poly carts shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

**Commented [FB1]:** This is to clarify the intention of keeping the option alive to keep the existing buildings and or small lots with single family homes.

6. **Parking:**

6.1 The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended.

6.2 The residential parking ratio for this SPUD shall be 2 spaces per dwelling unit.

6.3 Parking shall be located behind buildings, including garages.

6.4 Garages, if provided, shall count toward the parking requirement provided each space meets the parking stall design standards. Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations, and parking calculations for all structures in this SPUD shall be provided with the building permit application.

6.5 Where connected to public rights-of-way that access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of permeable paving areas. Maintenance of the permeable paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting. Any garage shall be setback at least ten feet from the property line.

7. **Maintenance:** 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.
8. **Drainage:**
9. **Other:**

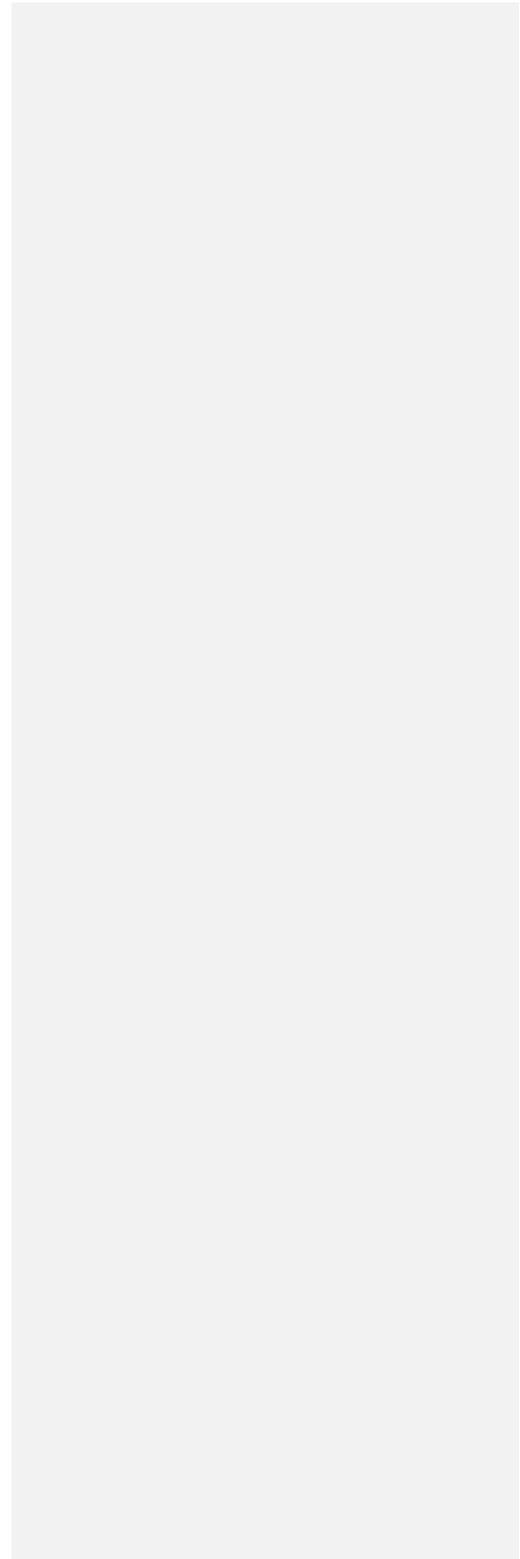
### III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Site Plan
- Exhibit C: Setback Diagram
- Exhibit D: Example of possible development type

**Exhibit D**  
Example of possible development type

Render from Southeast

Render from East



DATE: 11/1/2023  
DRAWN BY: FRB  
#2345

A-1



1 SITE PLAN  
A-1  
1" = 30'



JollyBird Home Design

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MEMBER  
AMERICAN INSTITUTE OF  
RETAILING DESIGN  
A I B D

Military Rows SPUD Site Plan  
1144 NW 40th & 41st St.  
Oklahoma City, OK 73118

