



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

Flower Garden Homes

Project Name

1500 ~~and 1504~~ NW 46th St Oklahoma City, OK

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

Developing two single family homes on two non conforming parcels.

Summary Purpose Statement / Proposed Development

Staff Use Only:

1702

Case No.: SPUD

12-11-24

File Date:

W2

Ward No.:

Woodland Park

Nbhd. Assoc.:

OKC

School District:

R-1

Extg Zoning:

Overlay:

11,350 SF

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):

Tuan Hoang

Name

4605 Tamarisk Dr.

Mailing Address

Oklahoma City, OK 73142

City, State, Zip Code

405 637 8608

Phone

tuan.l.hoang@gmail.com

Email

Sam Day

Digitally signed by Sam Day  
Date: 2024.12.11 12:37:26 -0600

Signature of Applicant

Samuel Day

Applicant's Name (please print)

1620 NW 17th St

Applicant's Mailing Address

Oklahoma City, OK 73106

City, State, Zip Code

405 370 0684

Phone

samday@drylinearch.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.



\*\*\*\*\*  
**OLD REPUBLIC TITLE**  
\*\*\*\*\*

① 4040 N. TULSA  
Oklahoma City, OK 73112

**WARRANTY DEED**  
Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **SOLID GROUND SALES, LLC** party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **GREEN OAKS PARTNERS, LLC** party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot ONE (1) BILLINGTON'S SUBDIVISION OF BLOCK 28 SHAW'S HEIGHTS, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lot TWO (2) BILLINGTON'S SUBDIVISION OF BLOCK 28 SHAW'S HEIGHTS, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:  
**GREEN OAKS PARTNERS, LLC**  
4605 TAMARISK DR.  
OKLAHOMA CITY, OK 73142

TAXES TO: **SAME**

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(IES) of the second part, 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.

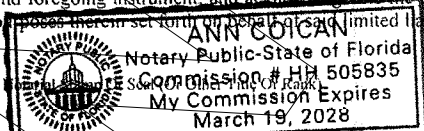
Signed and delivered      day of September, 2024.

**SOLID GROUND SALES, LLC**

By **JOHN TIFFIN**, MANAGER

STATE OF **FLORIDA** }  
COUNTY OF **MANATEE** } ss

Before me, a Notary Public in and for this State, on this 17 day of September, 2024 personally appeared **JOHN TIFFIN** as **MANAGER**, on behalf of **SOLID GROUND SALES, LLC**, to me known to be the identical person (s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.



*[Signature]*  
Signature Of Notary Public Or Other Official

Done and signed in presence of: **Old Republic Title Company of Oklahoma**  
File# 24307118  
Underwriter: American Guaranty Title Insurance Company

**EM24307118 CS 2/20 Doc Stamps: 240.00**

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**STATE OF OKLAHOMA )

) ss.

COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned TUAN HOANG

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

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MEMBER/MANAGER (role, such as titled officer or trustee) of GREEN OAKS PARTNERS, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States, under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

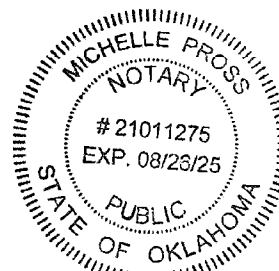
FURTHER AFFIANT SAYETH NOT.

*Tuan Hoang*  
AFFIANT, individually and as authorized agent of the Entity09/20/24

Date

The foregoing instrument was subscribed and sworn to before me this 20<sup>TH</sup> day of SEPTEMBER, 20 24, by TUAN HOANG.*Michelle Pross*

NOTARY PUBLIC

My Commission Expires: 08/26/25My Commission Number: 21011275

# LEGAL DESCRIPTION

1500 NW 46<sup>th</sup> ST SPUD

December 11, 2024

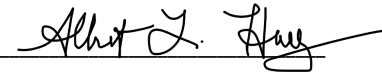
LOTS 1 & 2, BILLINGTON'S SUBDIVISION OF BLOCK 28 SHAW'S HEIGHTS, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof.

# LETTER OF AUTHORIZATION

December 10, 2024

I Tuan Hoang, represent **GREEN OAKS PARTNERS LLC** and authorize Samuel Day, RA to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

1500 AND 1504 NW 46TH ST  
OKLAHOMA CITY, OK

By:   
(Signature)

Title: Managing Partner

Date: 12/10/2024

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R058250740, R058250370** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

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 30 ft. Public Report  
filed in the office of the County Assessor  
on the 11 day of Dec, 2024  
Given under my hand and official seal this  
11 day of Dec, 2024

County Assessor

Deputy







**Oklahoma County Assessor's  
300ft Radius Report  
12/11/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R05755940	NEES LINDA ANN & JAMES DONALD	No Data	No Data	1443 NW 45TH ST	OKLAHOMA CITY	OK	73118-4809	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 27 & 28	1443 NW 45TH ST OKLAHOMA CITY
R05755445	BARNES LINDSEY MACRAY	No Data	No Data	824 NW 19TH ST	OKLAHOMA CITY	OK	73106-6419	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 W8FT OF LOT 24 & ALL LOTS 25 & 26	1437 NW 45TH ST OKLAHOMA CITY
R057554950	JACKSON DAVID KELLY	No Data	No Data	1436 NW 45TH ST	OKLAHOMA CITY	OK	73118-4810	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 W17FT OF LOT 22 & ALL LOT 23 & E17FT LOT 24	1433 NW 45TH ST OKLAHOMA CITY
R057554800	GILLE AFTON & TINA	No Data	No Data	1013 NW 18TH ST	OKLAHOMA CITY	OK	73106-6416	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 20 & 21 & E8FT OF LOT 22	1429 NW 45TH ST OKLAHOMA CITY
R057554455	ALEX CHANGE ENTERPRISE LLC	No Data	No Data	2408 NW 151ST ST	EDMOND	OK	73013-9233	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 18 & 19	1425 NW 45TH ST OKLAHOMA CITY
R058259990	DIEHL DIANE S	No Data	No Data	1501 NW 45TH ST	OKLAHOMA CITY	OK	73118-4811	BILLINGTON SUB ADD	28	28	BILLINGTON SUB ADD 028 028	1501 NW 45TH ST OKLAHOMA CITY
R058259620	MASHANEY ANYA B & JOHN C	No Data	No Data	2601 NW 42ND CIR	OKLAHOMA CITY	OK	73112	BILLINGTON SUB ADD	28	27	BILLINGTON SUB ADD 028 027	1505 NW 45TH ST OKLAHOMA CITY
R058259250	HOMER MICHAELA HELEN	No Data	No Data	1509 NW 45TH ST	OKLAHOMA CITY	OK	73118	BILLINGTON SUB ADD	28	26	BILLINGTON SUB ADD 028 026	1509 NW 45TH ST OKLAHOMA CITY
R058258880	ICON PROPERTIES LLC	No Data	No Data	10443 N MAY STE 789	OKLAHOMA CITY	OK	73120	BILLINGTON SUB ADD	28	25	BILLINGTON SUB ADD 028 025	1515 NW 45TH ST OKLAHOMA CITY
R058258510	GRUBB BARRIE C	No Data	No Data	1517 NW 45TH ST	OKLAHOMA CITY	OK	73118-4811	BILLINGTON SUB ADD	28	24	BILLINGTON SUB ADD 028 024	1517 NW 45TH ST OKLAHOMA CITY
R058258140	EDMUNDS PATDOVER A	No Data	No Data	2122 S CAMINO ST, Unit D	ANAHEIM	CA	92802-5210	BILLINGTON SUB ADD	28	23	BILLINGTON SUB ADD 028 023	1521 NW 45TH ST OKLAHOMA CITY
R058257770	HOFACER SARAH M	HOFACER MILES C	No Data	1525 NW 45TH ST	OKLAHOMA CITY	OK	73118-4811	BILLINGTON SUB ADD	28	22	BILLINGTON SUB ADD 028 022	1525 NW 45TH ST OKLAHOMA CITY
R058257400	TORRES MARTHA HERNANDEZ	No Data	No Data	1529 NW 45TH ST	OKLAHOMA CITY	OK	73118-4811	BILLINGTON SUB ADD	28	21	BILLINGTON SUB ADD 028 021	1529 NW 45TH ST OKLAHOMA CITY
R058257030	GMSO LLC	No Data	No Data	10338 GUNNISON LN	CHARLOTTE	NC	28277-2085	BILLINGTON SUB ADD	28	20	BILLINGTON SUB ADD 028 020	1533 NW 45TH ST OKLAHOMA CITY
R058256660	NW 45TH & DREXEL COURT LLC	No Data	No Data	12928 BURLINGAME AVE	OKLAHOMA CITY	OK	73120	BILLINGTON SUB ADD	28	19	BILLINGTON SUB ADD 028 019	1537 NW 45TH ST OKLAHOMA CITY
R056651875	ETTESOURCE INC	No Data	No Data	4299 MACARTHUR BLVD, Unit 105	NEWPORT BEACH	CA	92660-2019	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 S33FT OF LOTS 1 & 2	4511 N MCKINLEY AVE OKLAHOMA CITY
R056651935	MILLER JEAN L	No Data	No Data	1526 NW 45TH ST	OKLAHOMA CITY	OK	73118-4812	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 LOTS 13 & 14	1524 NW 45TH ST OKLAHOMA CITY
R056651925	SJS PROPERTIES LLC	No Data	No Data	7303 LANCET LN	NICHOLS HILLS	OK	73120	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 LOTS 11 & 12	1520 NW 45TH ST OKLAHOMA CITY
R056651915	KLINKER LINDA	No Data	No Data	1516 NW 45TH ST	OKLAHOMA CITY	OK	73118	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 LOTS 9 & 10	1516 NW 45TH ST OKLAHOMA CITY
R056651905	BROWN PHILLIP DALE	No Data	No Data	1514 NW 45TH ST	OKLAHOMA CITY	OK	73118-4812	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 LOTS 7 & 8	1514 NW 45TH ST OKLAHOMA CITY
R056651895	BURDEN HOWARD & PAM	No Data	No Data	7413 NW 131ST ST	OKLAHOMA CITY	OK	73142	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 LOTS 5 & 6	1508 NW 45TH ST OKLAHOMA CITY
R056651885	FENNEL HEIDI K	MCCAIN KELLI R	No Data	1506 NW 45TH ST	OKLAHOMA CITY	OK	73118-4812	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 LOTS 3 & 4	1506 NW 45TH ST OKLAHOMA CITY

**Oklahoma County Assessor's  
300ft Radius Report  
12/11/2024**

R056651865	CASA DEL RANCHO LLC	No Data	No Data	5409 NW 122ND TER	OKLAHOMA CITY	OK	73162-1830	SHAWS HTS SUB DIV	27	0	SHAWS HTS SUB DIV 027 000 N102FT OF LOTS 1 & 2	1500 NW 45TH ST OKLAHOMA CITY
R057655940	WEBSTER MICHELLE JOY	No Data	No Data	1442 NW 45TH ST	OKLAHOMA CITY	OK	73118-4810	MILAMS SUB ADDITION	22	0	MILAMS SUB ADDITION 022 000 LOTS 26 THRU 28	1442 NW 45TH ST OKLAHOMA CITY
R057655445	JACKSON DAVID K	No Data	No Data	1436 NW 45TH ST	OKLAHOMA CITY	OK	73118-4810	MILAMS SUB ADDITION	22	0	MILAMS SUB ADDITION 022 000 LOTS 24 & 25	1436 NW 45TH ST OKLAHOMA CITY
R057654950	AKC PROPERTIES LLC	No Data	No Data	2615 NW 26TH ST	OKLAHOMA CITY	OK	73107	MILAMS SUB ADDITION	22	0	MILAMS SUB ADDITION 022 000 LOTS 22 & 23	1432 NW 45TH ST OKLAHOMA CITY
R057654455	JAN ANGELA H	No Data	No Data	1428 NW 45TH ST	OKLAHOMA CITY	OK	73118	MILAMS SUB ADDITION	22	0	MILAMS SUB ADDITION 022 000 LOTS 20 & 21	1428 NW 45TH ST OKLAHOMA CITY
R058353440	WE BUY HOUSES OKC LLC	No Data	No Data	PO BOX 54915	OKLAHOMA CITY	OK	73154-1915	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 16 & 17	1521 NW 46TH ST OKLAHOMA CITY
R058353010	PRESSON DAN	No Data	No Data	1517 NW 46TH ST	OKLAHOMA CITY	OK	73118-4803	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 14 & 15	1517 NW 46TH ST OKLAHOMA CITY
R058352580	NGUYEN INVESTMENTS LLC	No Data	No Data	7725 W RENO AVE, Unit 398	OKLAHOMA CITY	OK	73127	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 12 & 13	1513 NW 46TH ST OKLAHOMA CITY
R058351290	WSNP LLC	CHEEK LAW FIRM	C/O TODD RIDDLES	311 N HARVEY AVE	OKLAHOMA CITY	OK	73102-3464	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 5 & 6	4711 N MCKINLEY AVE OKLAHOMA CITY
R058350860	PINKHOME LLC	No Data	No Data	7725 W RENO AVE STE 450	OKLAHOMA CITY	OK	73127-9712	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 3 & 4	4715 N MCKINLEY AVE OKLAHOMA CITY
R057459990	CITY PARK	No Data	No Data	0 Unknown	NO	0	SHAWS HEIGHTS PARK	SHAWS HEIGHTS PARK ADDN	20	0	SHAWS HEIGHTS PARK ADDN 020 000 BEG ON A PT ON MC KINLEY AVE & 47TH ST INTERSECTION TH E58161FT S281 5FT W581 61FT N283 5FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R058358600	LARE JOEL H & SUSAN J	No Data	No Data	1524 NW 47TH ST	OKLAHOMA CITY	OK	73118-4807	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 38 & 39	1524 NW 47TH ST OKLAHOMA CITY
R058359030	SHANNON KATHLEEN & JEREMY	No Data	No Data	4763 PATRICK RD	WEST BLOOMFIELD	MI	48322	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 40 & 41	1520 NW 47TH ST OKLAHOMA CITY
R058359460	PINKHOME LLC	No Data	No Data	7725 W RENO AVE STE 450	OKLAHOMA CITY	OK	73127-9712	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 42 & 43	1516 NW 47TH ST OKLAHOMA CITY
R058359890	NGUYEN INVESTMENTS LLC	No Data	No Data	7725 W RENO AVE, Unit 398	OKLAHOMA CITY	OK	73127	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 44 & 45	1512 NW 47TH ST OKLAHOMA CITY
R058350430	HAUSMAN TRESER JERRY B	O'BRYANT MICHELLE	No Data	443 S 6TH ST	YUKON	OK	73099	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 1 & 2	4719 N MCKINLEY AVE OKLAHOMA CITY
R058253330	YOUNG ALASHA SHYANN	No Data	No Data	1540 NW 46TH ST	OKLAHOMA CITY	OK	73118	BILLINGTON SUB ADD	28	10	BILLINGTON SUB ADD 028 010	1536 NW 46TH ST OKLAHOMA CITY
R058252960	NW FORTY FIRST PROPERTIES LLC	No Data	No Data	3524 NW 50TH ST	OKLAHOMA CITY	OK	73112-5630	BILLINGTON SUB ADD	28	9	BILLINGTON SUB ADD 028 009	1532 NW 46TH ST OKLAHOMA CITY
R058252600	WILLIAMS SHARON	AMBRIZ ALEJANDRO CARRANZA	No Data	4505 N GEORGIA AVE	OKLAHOMA CITY	OK	73118	BILLINGTON SUB ADD	28	8	BILLINGTON SUB ADD 028 008	1528 NW 46TH ST OKLAHOMA CITY
R058252590	WEGNER RANDALL LEWIS	LEWIS BARBARA	No Data	1524 NW 46TH ST	OKLAHOMA CITY	OK	73118-4804	BILLINGTON SUB ADD	28	7	BILLINGTON SUB ADD 028 007	1524 NW 46TH ST OKLAHOMA CITY

**Oklahoma County Assessor's  
300ft Radius Report  
12/11/2024**

R058252220	NEUENDORF ANTHONY	No Data	No Data	900 NE 122ND ST, Unit 2103	OKLAHOMA CITY	OK	73114-9219	BILLINGTON SUB ADD	28	6	BILLINGTON SUB ADD 028 006	1520 NW 46TH ST OKLAHOMA CITY
R058251850	LITTLE EMILEE	No Data	No Data	612 NW 31ST ST	OKLAHOMA CITY	OK	73118-7337	BILLINGTON SUB ADD	28	5	BILLINGTON SUB ADD 028 005	1516 NW 46TH ST OKLAHOMA CITY
R058251480	BRADSHAW LAWRENCE R III	No Data	No Data	10924 WOODBRIDGE RD	OKLAHOMA CITY	OK	73162-4901	BILLINGTON SUB ADD	28	4	BILLINGTON SUB ADD 028 004	1512 NW 46TH ST OKLAHOMA CITY
R058251110	GAINES PROPERTIES LLC	No Data	No Data	6213 COMMODORE LANE	OKLAHOMA CITY	OK	73162-6814	BILLINGTON SUB ADD	28	3	BILLINGTON SUB ADD 028 003	1508 NW 46TH ST OKLAHOMA CITY
R058250740	GREEN OAKS PARTNERS LLC	No Data	No Data	4605 TAMARISK DR	OKLAHOMA CITY	OK	73142-5110	BILLINGTON SUB ADD	28	2	BILLINGTON SUB ADD 028 002	1504 NW 46TH ST OKLAHOMA CITY
R058250370	GREEN OAKS PARTNERS LLC	No Data	No Data	4605 TAMARISK DR	OKLAHOMA CITY	OK	73142-5110	BILLINGTON SUB ADD	28	1	BILLINGTON SUB ADD 028 001	1500 NW 46TH ST OKLAHOMA CITY
R057556435	DESMALCHI LLC	No Data	No Data	14201 N MAY AVE, Unit STE 2D	OKLAHOMA CITY	OK	73134	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 29 & 30	1442 NW 46TH ST OKLAHOMA CITY
R057556936	MOAN NICOLE COLLEEN	No Data	No Data	1438 NW 46TH ST	OKLAHOMA CITY	OK	73118-4802	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 31 & 32	1438 NW 46TH ST OKLAHOMA CITY
R057557425	ZAPATA EMILIANO	No Data	No Data	1434 NW 46TH ST	OKLAHOMA CITY	OK	73118-4802	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 33 & 34	1434 NW 46TH ST OKLAHOMA CITY
R057557800	BROWN DANICA	No Data	No Data	1430 NW 46TH ST	OKLAHOMA CITY	OK	73118	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 35 & 36	1430 NW 46TH ST OKLAHOMA CITY
R057558405	HAUSMAN TRESER JERRY B	OBRYANT MICHELLE	No Data	443 S 6TH ST	YUKON	OK	73099	LAKE VIEW SUB ADD	21	0	LAKE VIEW SUB ADD 021 000 LOTS 37 THRU 39	1424 NW 46TH ST OKLAHOMA CITY
R058351720	WSNP LLC	CHEEK LAW FIRM	C/O TODD RIDDLES	311 N HARVEY AVE	OKLAHOMA CITY	OK	73102-3464	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOTS 7 & 8	4707 N MCKINLEY AVE OKLAHOMA CITY
R058354300	WILLIAMS ALYSSA N	No Data	No Data	1636 SW 129TH ST	OKLAHOMA CITY	OK	73170	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 W8FT 4IN LOT 19 ALL 20 & E8FT 4IN LOT 21	1529 NW 46TH ST OKLAHOMA CITY
R058353870	NGUYEN INVESTMENTS LLC	No Data	No Data	7725 W RENO AVE, Unit 398	OKLAHOMA CITY	OK	73127	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 000 LOT 18 & E16FT.8IN LOT 19	1525 NW 46TH ST OKLAHOMA CITY
R058352155	NELZ TRYBE 8409 LLC	No Data	No Data	3929 SUMMER RIDGE RD	MORGAN	UT	84050	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 E79FT LOTS 9 10 & 11	4701 N MCKINLEY AVE OKLAHOMA CITY
R058352150	NELZ TRYBE 8409 LLC	No Data	No Data	3929 SUMMER RIDGE RD	MORGAN	UT	84050	OHIO REALTY CO ADD	29	0	OHIO REALTY CO ADD 029 W61FT OF LOTS 9 10 & 11	1503 NW 46TH ST OKLAHOMA CITY

To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(number)**  
**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY:**

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# **SPUD-(number) 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, 2020, as amended), except that the following restrictions will apply:

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

8200.14 Single-Family Residential  
8200.16 Two-Family Residential  
8200.4. Live/Work Units  
8300.1. Administrative and Professional Offices

**1.1 Minimum Lot Size:** 2500 Square Feet

**1.2 Minimum Lot Width:** 30 Feet

2. **Maximum Building Height:** 3 stories or 35 Feet

3. **Maximum Building Size:** 3500 Square Feet

**4. Maximum Number of Buildings:** 2 per lot

**5. Density:** No more than 1 DU/1250 SF

**6. Building Setback Lines**

Front Yard: 25 Feet

Rear Yard: 8 Feet

Side Yard: 3 Feet

Corner Side Yard: 12 Feet

**7. Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the West boundary of the SPUD where it is adjacent to any residential zoning or use.

**8. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's landscaping ordinance in place at time of development.

**9. Signs:** There will be no signs associated with this SPUD.

**10. Access:** Access shall be permitted from McKinley Avenue and the existing curb cut on 46<sup>th</sup> Street.

**11. Sidewalks:** A minimum of a five-foot sidewalk shall be constructed next to the project property line on 46<sup>th</sup> Street and McKinley 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, wood, fiber cement, metal or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. If corrugated metal is used it shall be a minimum of 7/8" deep and 24 gauge.

**2. Open Space:** 50% Maximum Lot Coverage

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. **Trash Collection:** No permanent dumpsters larger than 100 gallons shall be allowed
6. **Parking:** No less than one off-street parking space per building shall be provided.
7. **Maintenance:** Property owners are responsible for the perpetual maintenance of the property.
8. **Drainage:** The development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **III. Supporting Documents**

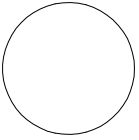
Exhibit A: Legal Description

Exhibit B: Site Plan

**DRYLINE**

4 0 5 3 7 0 0 6 8 4

NOT FOR CONSTRUCTION

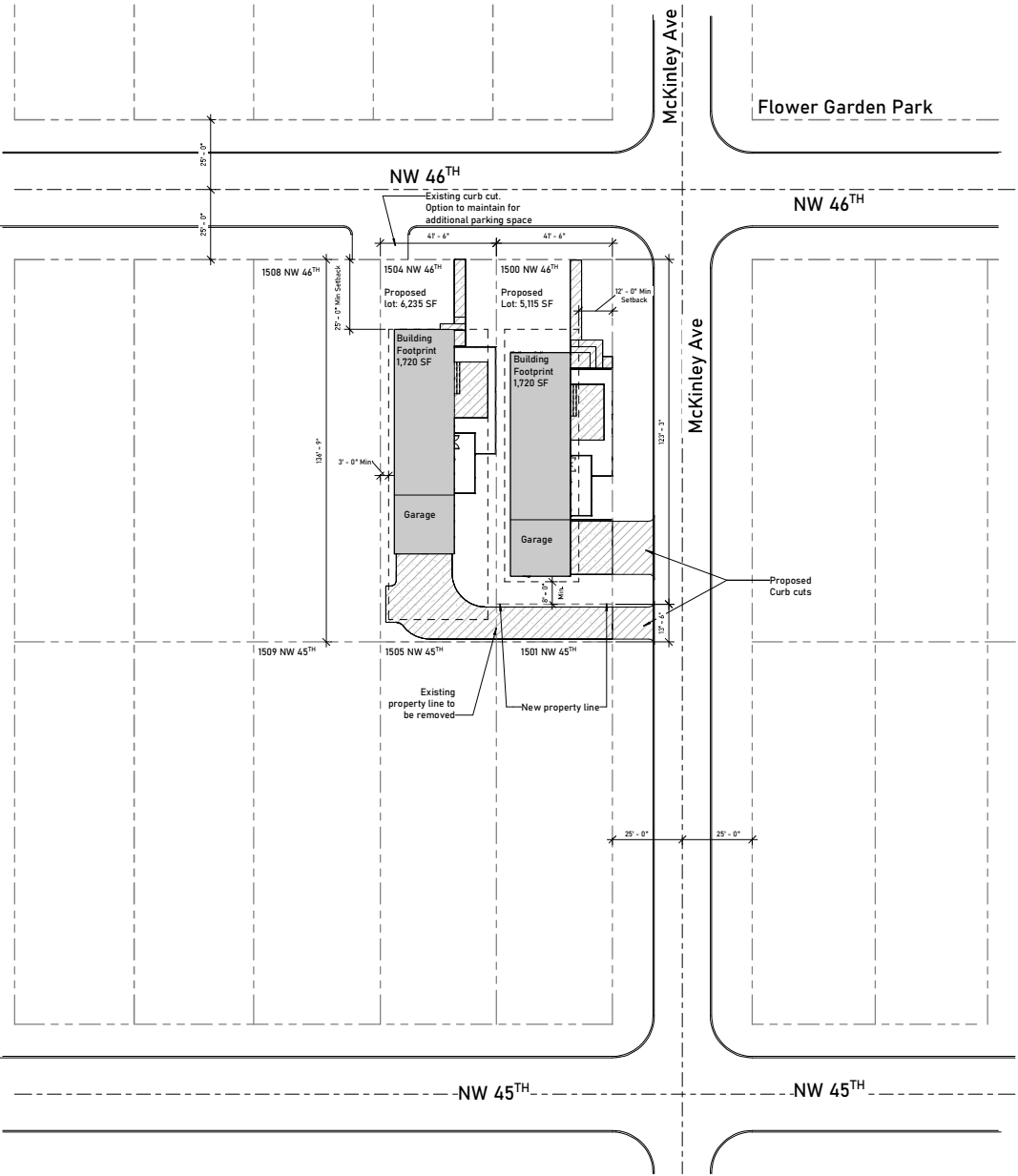


**Flower Garden Homes**  
Project 22.1  
1500 NW 46th St  
Oklahoma City, OK 73118

Submissions

**1.0**  
Conceptual Site  
Plan

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1 Site Map  
1" = 20'-0"