



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

City Care

Project Name

100 N Allen Street

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

Residential Development

Summary Purpose Statement / Proposed Development

Staff #	1703
Case No.:	SPUD
File Date:	12-12-24
Ward No.:	W6
Nbhd. Assoc.:	Westlawn Gardens
School District:	OKC
Extg Zoning:	SPUD-978
Overlay:	

0.6793

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):

City Care, Inc.

Name

2400 General Pershing Blvd.

Mailing Address

Oklahoma City, OK 73107

City, State, Zip Code

Phone

Email


Signature of Applicant

Jessica Bloye, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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

S.E. & L. A-174 (Revision of 1440-A 1939)
CITY CARE INC.
136 NW 10th STREET
OKLAHOMA CITY, OKLAHOMA 73103
#07-193-3000

RT TO CNTY TREA/WILL CALL
COUNTY DEED
PROPERTY ACQUIRED AT RE-SALE

Doc # 2002189085
Bk 2655
Pg 806-807
DATE 12/06/02 14:35:35
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Oklahoma County, State of Oklahoma, acquired title to the hereinafter described tract, parcel or lot of land for delinquent taxes, interest, penalties and costs in full compliance with and by operation of the assessment, levy, sale and resale laws of the State of Oklahoma; and

WHEREAS CITY CARE INC. did on SEPTEMBER 26, 2002 make to the County Treasurer of said county and offer to purchase from the County the tract, parcel or lot of land hereinafter described; and

WHEREAS, the County Treasurer caused notice of said offer to be given by publication once a week for three consecutive weeks preceding the sale in the Journal Record newspaper, published at Oklahoma City, Oklahoma, which notice embraced a description of the property, the amount of the bid therefor in addition to all costs, the name of the bidder, a statement that the sale of the property so listed would be made at such price and to such bidder unless higher bids were received on the date specified in said notice, and that the terms of sale were strictly for cash in hand, subject to the approval of the Board of County Commissioners; and

WHEREAS, the County Treasurer, at his office in the Court House in Oklahoma County, Oklahoma, on OCTOBER 28, 2002 the same being the date stated in the foregoing notice, did announce that the hereinafter described tract, lot or parcel of land was about to be sold and would be sold to the highest competitive bidder, and thereafter, upon due consideration of the original bid offered and advertised and all other bids offered on the day above mentioned, ascertained officially that CITY CARE INC. had offered the highest competitive bid, and did declare the sale made; and transmitted to the Board of County Commissioners a transcript of the proceedings relating to said sale.

THEREAFTER, the Board of County Commissioners of the aforesaid County and State, Being in legal meeting at the Court House in said Oklahoma County, Oklahoma, on NOVEMBER 20, 2002, and having before it the transcript of proceedings of the County Treasurer in the Sale of the hereinafter described tract, parcel, or lot of land as aforesaid, upon due consideration found said proceedings to be according to law, that said CITY CARE INC. had in fact made the highest competitive bid therefor and had made full tender in cash in hand for the amount bid and in addition the separate and additional charge accrued by reason of costs of said sale, that said sale should be approved; and then did, by order, duly made and entered on its records, approve said sale and directed its chairman to execute a deed for the same to the grantee, herein.

NOW, THEREFORE, this indenture made NOVEMBER 20, 2002, between Oklahoma County, State of Oklahoma, By Stuart Earnest Sr., the Chairman of the Board of County Commissioners of said County, of the First Part, and the said CITY CARE INC. the second Part.

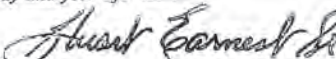
WITNESSETH, That the said Party of the First Part for and in consideration of the premises and the sum ONE THOUSAND ONE HUNDRED FIFTY-THREE DOLLARS & 35/100 in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows, to-wit:

07-193-3000; WEST LAWN GARDEN ADDITION; LOT 012 BLOCK 006.

In the County of Oklahoma, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging to said Party of the Second Part, his heirs, and assigns forever, in as full and ample manner as the County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said Stuart Earnest Sr., Chairman of the Board of County Commissioners of said County of Oklahoma, has hereunto set his hand on the day and year aforesaid.


Chairman, Board of County Commissioners
of Oklahoma County, State of Oklahoma

(SEAL)

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

County of Oklahoma) ss:

Before me, Carolyn Caudill, the County Clerk in and for said County and State, on NOVEMBER 20, 2002 personally appeared Stuart Earnest Sr., to me known to be the duly qualified and acting Chairman of the Board of County Commissioners of Oklahoma County, State of Oklahoma, and the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed as such Chairman of said Board and as the free and voluntary act and deed of Oklahoma County, State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned.

Carolyn Caudill
County Clerk, Oklahoma County,
State of Oklahoma

DEED
FROM
OKLAHOMA COUNTY
STATE OF OKLAHOMA

TO

NO.

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Filed in the office of County Clerk for record
this day of
A.D. 20 at
O'Clock .M. and recorded in Book on
Page

By
Deputy County Clerk

UNOFFICIAL

S.E. & I. A-174 (Revision of 1440-A 1939)
CITY CARE INC.
136 NW 10th STREET
OKLAHOMA CITY, OKLAHOMA 73103
#07-193-2965

Doc # 2002189084
Bk 9855
Pg 804-805
DATE 12/06/02 14:35:35
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Candill

RT TO CNTY TREAS WILL CALL
COUNTY DEED
PROPERTY ACQUIRED AT RE-SALE

KNOW ALL MEN BY THESE PRESENTS, That

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WITNESSETH, That the said Party of the First Part for and in consideration of the premises and the sum **EIGHT HUNDRED THREE DOLLARS & 35/100** in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows, to-wit;

07-193-2965; WEST LAWN GARDEN ADDITION; LOT 011 EX N59.4FT BLOCK 006.

In the County of Oklahoma, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging to said Party of the Second Part, his heirs, and assigns forever, in as full and ample manner as the County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said Stuart Earnest Sr., Chairman of the Board of County Commissioners of said County of Oklahoma, has hereunto set his hand on the day and year aforesaid.

Stuart Earnest Sr.
Chairman, Board of County Commissioners
of Oklahoma County, State of Oklahoma

(SEAL)

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

County of Oklahoma) ss:

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WITNESS my hand and seal the date and year last above mentioned.

Carolyn Caudill
County Clerk, Oklahoma County,
State of Oklahoma

DEED
FROM
OKLAHOMA COUNTY
STATE OF OKLAHOMA

TO

NO.

STATE OF OKLAHOMA)

County of Oklahoma) ss:

Filed in the office of County Clerk for record
this 20 day of November at Oil
O'clock PM and recorded in Book Page

By Carolyn Caudill
Deputy County Clerk

LEGAL DESCRIPTION

Lot Twelve (12), Block Six (6), WEST LAWN GARDEN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 8655, Page 806-807, Oklahoma County, Oklahoma.

AND

Lot Eleven (11) except the north 59.4 ft, Block Six (6), WEST LAWN GARDEN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

As recorded in Book 8655, Page 804-805, Oklahoma County, Oklahoma.

City Care, Inc.
2400 General Pershing Blvd.
Oklahoma City, OK, 73107

PH: (405) 652-1112

405-652-1112

November 19, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development (SPUD) application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

Rachel Freeman, CEO

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5997 000/PUD

December 12, 2024

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: City Care: SPUD Submittal

Dear Ms. Welch:

On behalf of our client, City Care, Inc., we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located near 100 N Allen Street in northwest Oklahoma City. The subject site is currently zoned as SPUD-978 and is currently vacant. The proposed SPUD, totaling approximately 0.6793 acres, will permit the proposed residential development. The proposed development will complement the surrounding residential area.

Please find attached the following submittal documents for the above referenced project:

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **January 23, 2025**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,


Agent
Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[5997 000 / PUD]

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

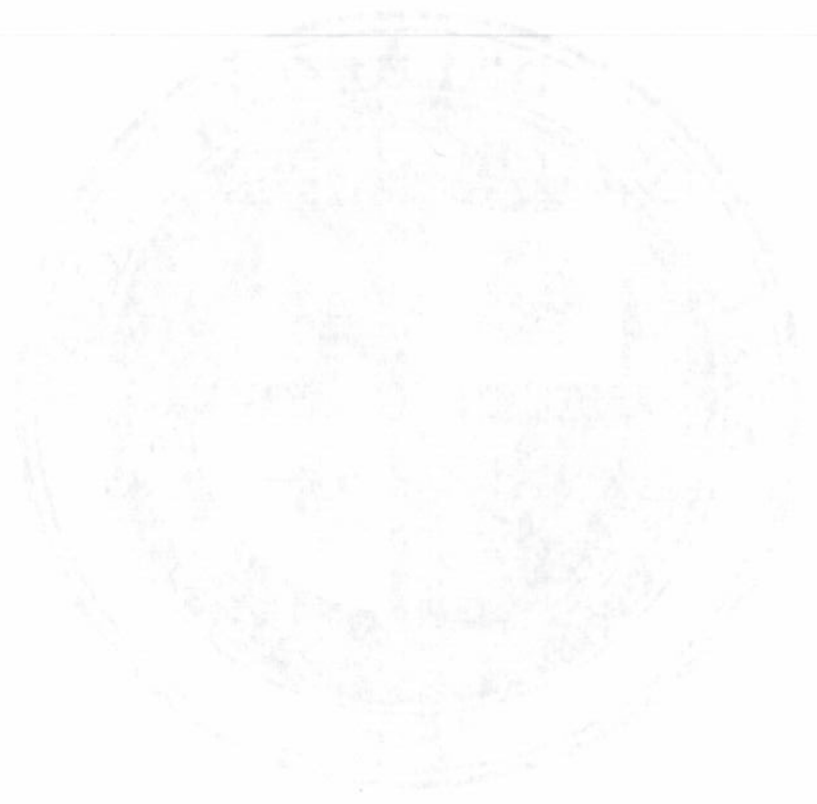
This Official Report is for Account Number **R071933000 R071932960 R071932965** and is a **300-foot** radius from the outside of the polygon.

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 300 ft Radline
titled in the office of the County Assessor
on the 10 day of Dec., 2024
Given under my hand and official seal this
10 day of Dec., 2024

County Assessor
G. Knight Deputy

Oklahoma County Assessor's
300ft Radius Report
12/10/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R071852900	RODRIGUEZ FELIPA	No Data	No Data	1133 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106-4603	GARDEN ADDITION	3	0	GARDEN ADDITION 003 000 PT LOT 5 BEG NE/C SD LOT 5 TH S170FT W48FT N TO N BOUNDARY SD LOT NELY ALONG N LINE SD LOT 5 TO BEG PLUS PT LOT 4 & LOT 5 BEG 170FT S NW/C LOT 4 TH S68FT E46.5FT N68FT W46.5FT TO BEG & BEG 170FT S NE/C LOT 5 TH W48FT 6IN S67.89FT E43FT 6IN N67.89FT TO BEG	2336 NW 1ST TER OKLAHOMA CITY
R071850700	BOYER KEN	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	1	5	GARDEN ADDITION 001 005 S75FT	30 N TUTTLE ST OKLAHOMA CITY
R071852715	RODRIGUEZ ORTEGA FELIPA	No Data	No Data	1133 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106	GARDEN ADDITION	3	4	GARDEN ADDITION 003 004 BEG AT NW/C TH S170FT E46.5FT N188FT SWLY 50FT TO BEG OR TR 2 OF LOT 4	2332 NW 1ST TER OKLAHOMA CITY
R071852250	BOYER KENNETH RAY	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	3	1	GARDEN ADDITION 003 001 N43FT OF THE S85FT OF THE E 1/2	33 N TUTTLE ST OKLAHOMA CITY
R071852703	REED RAYMOND	REED MAUREEN	No Data	878 WITHERBY LN	LEWISVILLE	TX	75067	GARDEN ADDITION	3	0	GARDEN ADDITION 003 000 PT LOT 4 BEG 50FT NE OF NW/C LOT 4 TH S256FT E46.5FT N275FT TH SW50FT TO BEG	2328 NW 1ST TER OKLAHOMA CITY
R071850710	LINARES DIONISIO	RENERIA MANUELA	No Data	36 N TUTTLE ST	OKLAHOMA CITY	OK	73107-6981	GARDEN ADDITION	1	5	GARDEN ADDITION 001 005 N50FT	36 N TUTTLE ST OKLAHOMA CITY
R071852710	MEJIA NICOLAS ANIBAL CHANCHAVAC	ROJAS JULIA TORRES	No Data	2324 NW 1ST TER	OKLAHOMA CITY	OK	73107	GARDEN ADDITION	3	4	GARDEN ADDITION 003 004 BEG 50FT W OF NE/C S284.51FT W46.50FT N265.94FT NELY 50FT TO BEG OR TR 7	2324 NW 1ST TER OKLAHOMA CITY
R071852735	CORDOVA JOAQUIN MARTINEZ	No Data	No Data	17 N TUTTLE ST	OKLAHOMA CITY	OK	73107-6915	GARDEN ADDITION	3	4	GARDEN ADDITION 003 004 BEG AT NE/C TH S246FT W46.5FT N224FT NELY 50FT TO BEG OR TR1 OR LOT 4	2320 NW 1ST TER OKLAHOMA CITY
R071850800	BOYER KENNETH RAY	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	1	6	GARDEN ADDITION 001 006 W90FT	0 UNKNOWN OKLAHOMA CITY
R071852210	BOYER KEN	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	3	1	GARDEN ADDITION 003 001 A TR BEG 85FT N OF SE/C TH N48FT TH W APPROX 100FT TH S48FT E APPROX 100FT TO BEG	37 N TUTTLE ST OKLAHOMA CITY
R071850625	BOYER KEN R	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	1	4	GARDEN ADDITION 001 004 PT LOT BEG AT SW/C LOT 4 N54.5FT E90FT N15.5FT E50FT S70FT W140FT TO BEG	40 N TUTTLE ST OKLAHOMA CITY
R071852300	LMD REV LIV TRUST	No Data	No Data	16121 SE 15TH ST	CHOCTAW	OK	73020-6930	GARDEN ADDITION	3	1	GARDEN ADDITION 003 001 W 1/2	2310 NW 1ST TER OKLAHOMA CITY
R071935600	KIWANIS SPECIAL ACTIVITY FUND INC	No Data	No Data	PO BOX 1425	OKLAHOMA CITY	OK	73101-1425	WEST LAWN GARDEN ADD	9	0	WEST LAWN GARDEN ADD 009 000 LOTS 1 THRU 4 & PT OF LOT 27 LYING S OF LOT 4	2341 NW 1ST TER OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
12/10/2024

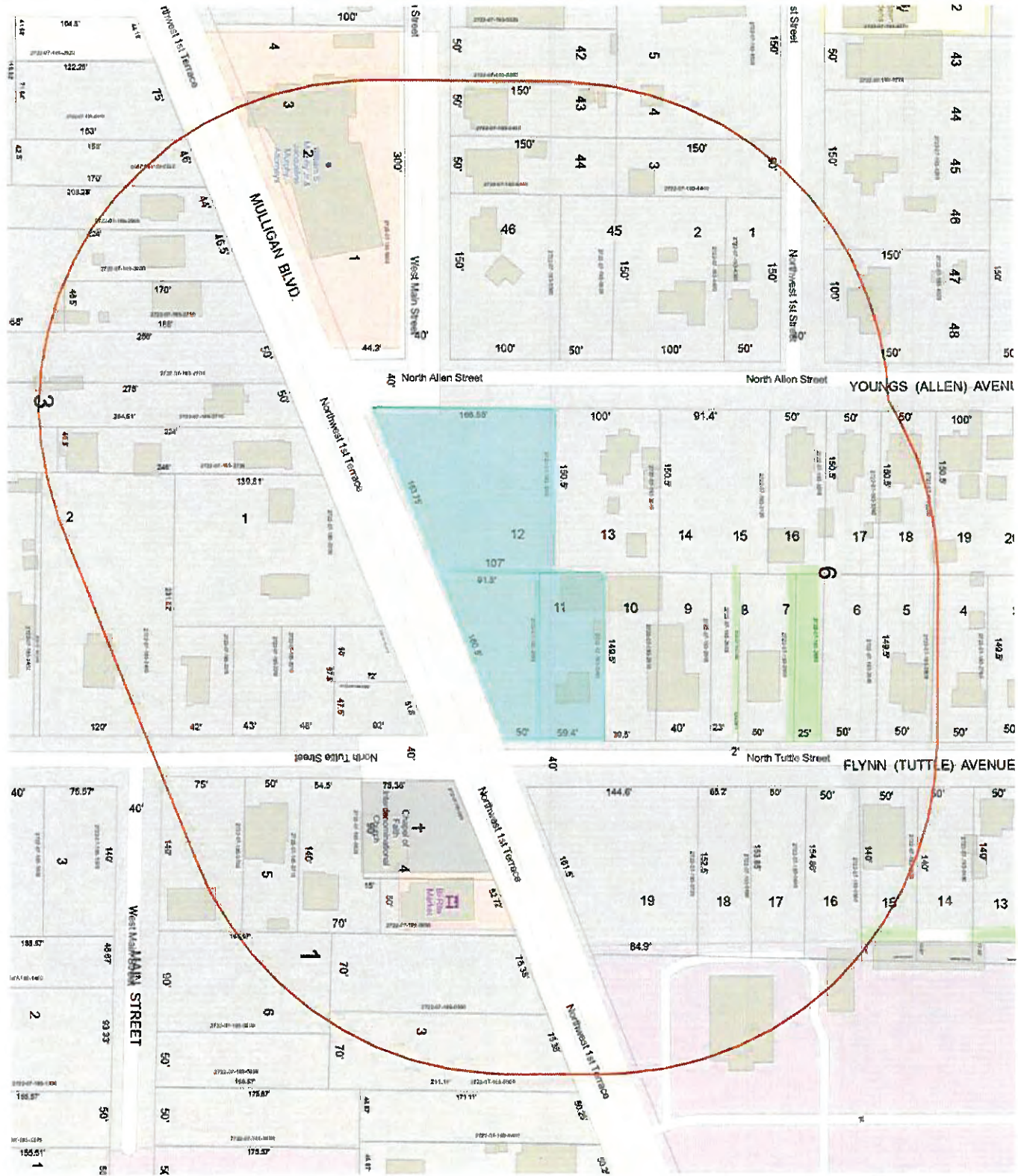
R071852175	BOYER KENNETH RAY	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	3	1	GARDEN ADDITION 003 001 BEG NW/C E 1/2 TH S135FT N OF S LINE LOT 1 E50FT N TO N LINE SWLY ALONG N LINE TO BEG	2304 NW 1ST TER OKLAHOMA CITY
R071852200	BOYER KENNETH RAY	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	3	0	GARDEN ADDITION 003 000 PT LOT 1 BEG NE/C LOT 1 TH SWLY 51 1/2FT S72FT E47 1/2FT N92FT TO BEG	41 N TUTTLE ST OKLAHOMA CITY
R071850600	BOYER KENNETH RAY	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	1	0	GARDEN ADDITION 001 000 PT LOT 4 BEG AT NW/C OF LOT 4 TH S75.36FT E90FT N TO N LINE LOT 4 SWLY TO BEG	2258 NW 1ST TER OKLAHOMA CITY
R071850650	MAILBOX MONEY LLC	No Data	No Data	3160 W BRITTON RD, Unit DD	OKLAHOMA CITY	OK	73120	GARDEN ADDITION	1	4	GARDEN ADDITION 001 000 PT OF LOT 4 BEG AT NE/C LT 4 TH S115.72FT W50FT N TO N LINE LOT 4 NELY52.72FT TO BEG	2248 NW 1ST TER OKLAHOMA CITY
R071932965	CITY CARE INC	No Data	No Data	2400 GENERAL PERSHING BLVD	OKLAHOMA CITY	OK	73107	WEST LAWN GARDEN ADD	6	11	WEST LAWN GARDEN ADD 006 011 EX N59.4FT	0 UNKNOWN OKLAHOMA CITY
R071850550	SHADID NADIA SAMARA REV TRUST	No Data	No Data	3432 HICKORY STICK RD	OKLAHOMA CITY	OK	73120-5518	GARDEN ADDITION	1	0	GARDEN ADDITION 001 000 W 1/2 OF LOT 3	2242 NW 1ST TER OKLAHOMA CITY
R071933000	CITY CARE INC	No Data	No Data	2400 GENERAL PERSHING BLVD	OKLAHOMA CITY	OK	73107	WEST LAWN GARDEN ADD	6	12	WEST LAWN GARDEN ADD 006 012	0 UNKNOWN OKLAHOMA CITY
R071935560	HOLMAN THOMAS H	No Data	No Data	2335 W MAIN ST	OKLAHOMA CITY	OK	73107-6953	WEST LAWN GARDEN ADD	8	46	WEST LAWN GARDEN ADD 008 046	2335 W MAIN ST OKLAHOMA CITY
R071850500	SHADID NADIA SAMARA REV TRUST	No Data	No Data	3432 HICKORY STICK RD	OKLAHOMA CITY	OK	73120-5518	GARDEN ADDITION	1	0	GARDEN ADDITION 001 000 E 1/2 OF LOT 3	2238 NW 1ST TER OKLAHOMA CITY
R071932960	CITY CARE INC	No Data	No Data	2000 N CLASSEN BLVD BOX 3050	OKLAHOMA CITY	OK	73106	WEST LAWN GARDEN ADD	6	11	WEST LAWN GARDEN ADD 006 011 N59.4FT	109 N TUTTLE ST OKLAHOMA CITY
R071935520	HOLMAN THOMAS H	No Data	No Data	2335 W MAIN ST	OKLAHOMA CITY	OK	73107-6953	WEST LAWN GARDEN ADD	8	45	WEST LAWN GARDEN ADD 008 045 EX N50FT	105 N ALLEN ST OKLAHOMA CITY
R071935440	TORRES ZAVALA ASELMAS	ZAVALA FAUSTINO	No Data	2341 W MAIN ST	OKLAHOMA CITY	OK	73107-6953	WEST LAWN GARDEN ADD	8	44	WEST LAWN GARDEN ADD 008 044	2341 W MAIN ST OKLAHOMA CITY
R071935400	BURGESS JESSICA	No Data	No Data	2345 W MAIN ST	OKLAHOMA CITY	OK	73107-6953	WEST LAWN GARDEN ADD	8	43	WEST LAWN GARDEN ADD 008 043	2345 W MAIN ST OKLAHOMA CITY
R071935360	DOAN KHOA	NGUYEN HIEN	No Data	3006 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-5424	WEST LAWN GARDEN ADD	8	42	WEST LAWN GARDEN ADD 008 042	2349 W MAIN ST OKLAHOMA CITY
R071852720	CORDOVA JOAQUIN MARTINEZ	No Data	No Data	3900 S AGNEW AVE	OKLAHOMA CITY	OK	73119-3436	GARDEN ADDITION	3	0	GARDEN ADDITION 003 000 BEG SE/C LOT 4 TH N249.33FT W46.5FT S249.33FT E46.5FT TO BEG	2319 W SHERIDAN AVE OKLAHOMA CITY
R071852400	MARTINEZ THOMAS JR	CORDOVA MARIA I	No Data	17 N TUTTLE ST	OKLAHOMA CITY	OK	73107-6915	GARDEN ADDITION	3	0	GARDEN ADDITION 003 000 N120FT OF LOT 2	23 N TUTTLE ST OKLAHOMA CITY
R071852915	BAR S RANCH LLC	No Data	No Data	8716 SE 15TH ST	MIDWEST CITY	OK	73110-7941	GARDEN ADDITION	3	5	GARDEN ADDITION 003 005 BEG 138FT SW OF NE/C TH S153FT W71.64FT N122FT 3IN NE75FT TO BEG	2348 NW 1ST TER OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/10/2024**

R071852910	BOYER KENNETH RAY	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089	GARDEN ADDITION	3	5	GARDEN ADDITION 003 005 BEG 92FT SW OF NE/C TH S170FT 3IN W42FT 6IN N153FT NE46FT TO BEG	2344 NW 1ST TER OKLAHOMA CITY
R071852905	ENDLESS PROPERTY MANAGEMENT LLC	No Data	No Data	2338 NW 1ST TER	OKLAHOMA CITY	OK	73107	GARDEN ADDITION	3	5	GARDEN ADDITION BLK 003 LOT 000 PT OF LOT 5 BEG 48FT SW OF NE/C TH S224FT W39FT 6IN N208FT 3IN NE44FT TO BEG	2338 NW 1ST TER OKLAHOMA CITY
R071852275	BOYER KEN	No Data	No Data	1723 INDIAN CREEK DR	TUTTLE	OK	73089-8376	GARDEN ADDITION	3	1	E 1/2	31 N TUTTLE ST OKLAHOMA CITY
R071932760	CHECKERS INVESTMENTS INC	No Data	No Data	3730 SPRINGLAKE DR	OKLAHOMA CITY	OK	73111-5102	WEST LAWN GARDEN ADD	6	4	WEST LAWN GARDEN ADD 006 004	209 N TUTTLE ST OKLAHOMA CITY
R071934320	TIGER DAVID	No Data	No Data	203 N ALLEN ST	OKLAHOMA CITY	OK	73107-6947	WEST LAWN GARDEN ADD	7	0	LOTS 47 & 48	203 N ALLEN ST OKLAHOMA CITY
R071934280	AEBISCHER PATRICIA SUE	No Data	No Data	2341 NW 1ST ST	OKLAHOMA CITY	OK	73107-6971	WEST LAWN GARDEN ADD	7	0	LOTS 44 45 & 46	2341 NW 1ST ST OKLAHOMA CITY
R071932910	CARE INC	No Data	No Data	2400 GENERAL PERSHING BLVD	OKLAHOMA CITY	OK	73107-6400	WEST LAWN GARDEN ADD	6	10	WEST LAWN GARDEN ADD 006 010	105 N TUTTLE ST OKLAHOMA CITY
R071933040	MONTOYA ZACARIAS & ELDA	No Data	No Data	108 N ALLEN ST	OKLAHOMA CITY	OK	73107-6946	WEST LAWN GARDEN ADD	6	13	WEST LAWN GARDEN ADD 006 013	108 N ALLEN ST OKLAHOMA CITY
R071930720	ALLIED STEEL CONSTRUCTION CO LLC	No Data	No Data	2211 NW 1ST TER	OKLAHOMA CITY	OK	73107-6905	WEST LAWN GARDEN ADD	1	19	WEST LAWN GARDEN ADD 001 019	2253 NW 1ST TER OKLAHOMA CITY
R071932905	CITY CARE INC	No Data	No Data	6001 N CLASSEN BLVD BLDG 5	OKLAHOMA CITY	OK	73118	WEST LAWN GARDEN ADD	6	9	WEST LAWN GARDEN ADD 006 009	113 N TUTTLE OKLAHOMA CITY
R071934400	GARCIA JAVIER RODRIQUEZ	No Data	No Data	115 N ALLEN ST	OKLAHOMA CITY	OK	73107-6945	WEST LAWN GARDEN ADD	8	0	WEST LAWN GARDEN ADD 008 000 LOT 2 & N50FT OF LOT 45	115 N ALLEN ST OKLAHOMA CITY
R071933280	WILLIAMS DOLORES S	TULLIS TERRI L	No Data	208 N ALLEN ST	OKLAHOMA CITY	OK	73107-6948	WEST LAWN GARDEN ADD	6	0	WEST LAWN GARDEN ADD 006 000 LOTS 19 & 20	208 N ALLEN ST OKLAHOMA CITY
R071930680	ALLIED STEEL CONSTRUCTION CO LLC	No Data	No Data	2211 NW 1ST TER	OKLAHOMA CITY	OK	73107-6905	WEST LAWN GARDEN ADD	1	18	WEST LAWN GARDEN ADD 001 018	0 UNKNOWN OKLAHOMA CITY
R071933120	MURPHY WILLIAM S IV	No Data	No Data	PO BOX 57048	OKLAHOMA CITY	OK	73157-7048	WEST LAWN GARDEN ADD	6	0	WEST LAWN GARDEN ADD 006 000 LOTS 14 & 15	110 N ALLEN ST OKLAHOMA CITY
R071934440	FUENTES J GUADALUPE & AURORA	No Data	No Data	121 N ALLEN ST	OKLAHOMA CITY	OK	73107-6945	WEST LAWN GARDEN ADD	8	3	WEST LAWN GARDEN ADD 008 003	0 UNKNOWN OKLAHOMA CITY
R071934360	FUENTES J GUADALUPE & AURORA	No Data	No Data	121 N ALLEN ST	OKLAHOMA CITY	OK	73107-6945	WEST LAWN GARDEN ADD	8	1	WEST LAWN GARDEN ADD 008 001	121 N ALLEN ST OKLAHOMA CITY
R071934530	HULSEY MARTHA	No Data	No Data	700 N VILLA AVE	OKLAHOMA CITY	OK	73107-6418	WEST LAWN GARDEN ADD	8	0	WEST LAWN GARDEN ADD 008 000 LOTS 4 THRU 6	2352 NW 1ST ST OKLAHOMA CITY
R071932900	OCKER LINDSAY	No Data	No Data	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627	WEST LAWN GARDEN ADD	6	0	WEST LAWN GARDEN ADD 006 000 S 1/2 LOT 7 & N 1/2 LOT 8	119 N TUTTLE ST OKLAHOMA CITY
R071930640	ALLIED STEEL CONSTRUCTION COMPANY LLC	No Data	No Data	PO BOX 1111	OKLAHOMA CITY	OK	73101-1111	WEST LAWN GARDEN ADD	1	17	WEST LAWN GARDEN ADD 001 017	120 N TUTTLE ST OKLAHOMA CITY
R071932880	CARTER ALBERT	No Data	No Data	2509 NE 12TH ST	OKLAHOMA CITY	OK	73117	WEST LAWN GARDEN ADD	6	7	WEST LAWN GARDEN ADD BLK 006 LOT 000 N 1/2 OF LOT 7	121 N TUTTLE ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
12/10/2024

R071933200	PATCHIN TIMOTHY J	No Data	No Data	11605 CREST PL	OKLAHOMA CITY	OK	73131-1636	WEST LAWN GARDEN ADD	6	16	WEST LAWN GARDEN ADD 006 016	124 N ALLEN ST OKLAHOMA CITY
R071930560	AGE INVESTMENT COMPANY	C/O ALLIED STEEL	No Data	PO BOX 1111	OKLAHOMA CITY	OK	73101-1111	WEST LAWN GARDEN ADD	1	16	WEST LAWN GARDEN ADD 001 016	200 N TUTTLE ST OKLAHOMA CITY
R071932840	CIFUENTES SUSANO & LILIAM	No Data	No Data	1304 N BILLEN AVE	OKLAHOMA CITY	OK	73107	WEST LAWN GARDEN ADD	6	6	WEST LAWN GARDEN ADD 006 006	201 N TUTTLE ST OKLAHOMA CITY
R071933240	JOHNNIE TERRACE PROPERTIES LLC	No Data	No Data	10909 GREENBRIAR CHASE	OKLAHOMA CITY	OK	73170	WEST LAWN GARDEN ADD	6	17	WEST LAWN GARDEN ADD 006 017	200 N ALLEN ST OKLAHOMA CITY
R071930470	OKLAHOMA COUNTY	No Data	No Data	320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102-3441	WEST LAWN GARDEN ADD	1	15	WEST LAWN GARDEN ADD 001 015 EX W140FT	0 UNKNOWN OKLAHOMA CITY
R071930520	CITY CARE INC	No Data	No Data	2400 GENERAL PERSHING BLVD	OKLAHOMA CITY	OK	73107-6400	WEST LAWN GARDEN ADD	1	15	WEST LAWN GARDEN ADD 001 015 W140FT	204 N TUTTLE ST OKLAHOMA CITY
R071932800	ARREAGA JULIA LOPEZ	No Data	No Data	205 N TUTTLE ST	OKLAHOMA CITY	OK	73107-6919	WEST LAWN GARDEN ADD	6	5	WEST LAWN GARDEN ADD 006 005	205 N TUTTLE ST OKLAHOMA CITY
R071933250	LESTER DOROTHY	No Data	No Data	11308 SW 5TH ST, Unit 7224	YUKON	OK	73099	WEST LAWN GARDEN ADD	6	18	WEST LAWN GARDEN ADD 006 018	204 N ALLEN ST OKLAHOMA CITY
R071930480	ALLIED STEEL CONSTRUCTION COMPANY LLC	No Data	No Data	PO BOX 1111	OKLAHOMA CITY	OK	73101-1111	WEST LAWN GARDEN ADD	1	14	WEST LAWN GARDEN ADD 001 014 W140FT	208 N TUTTLE ST OKLAHOMA CITY
R133525200	ALLIED STEEL	CONSTRUCTION COMPANY	No Data	PO BOX 1111	OKLAHOMA CITY	OK	73101-1111	UNPLTD PT SEC 31 12N 3W	0	0	UNPLTD PT SEC 31 12N 3W 000 000 PRT OF SE4 SEC 31 12N 3W BEG AT SE/C OF LOT 19 BLK 1 WEST LAWN GARDEN ADD TH N84.3FT W6FT N962FT TH SELY 330.09FT S847.88FT TO N LINE OF MULLIGAN BLVD TH SWLY 348.6FT TO BEG FORM FLORINE ADD	2211 NW 1ST TER OKLAHOMA CITY
R071932903	CITY CARE INC	No Data	No Data	6001 N CLASSEN BLVD BLDG 5	OKLAHOMA CITY	OK	73118	WEST LAWN GARDEN ADD	6	8	WEST LAWN GARDEN ADD 006 008 S25FT	117 N TUTTLE ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

City Care

December 12, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5997

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).

I. SPECIAL DEVELOPMENT REGULATIONS:

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

1. This site will be developed in accordance with the regulation of the **R-4, "General 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:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)

- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

N/A

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 60%.

6. Minimum Lot Size:

The minimum lot size within this SPUD shall be per code.

7. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50-feet.

8. Building Setback Lines:

Northern Boundary:	5-feet
N Tuttle St:	10-feet
NW 1 st Terr:	10-feet
N Allen St:	10-feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

Sight-proof fencing shall be per code.

10. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

11. Signs:

Signage shall be per code.

12. Vehicular Access:

Access shall be per the subdivision regulations.

13. Sidewalks:

Five-foot sidewalks shall be constructed on NW 1st Terrace, N Allen Street, and N Tuttle Street or 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. All sidewalks shall be in place prior to any occupancy certificates being issued.

For existing sidewalks, should said sidewalks be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace them if necessary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

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:

Where applicable, dumpsters shall be consolidated where practical and within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50-feet of all property lines adjacent to residential uses.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

0.75 parking spaces per dwelling unit shall be required. On-street parking shall be permitted to meet off-street parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners of Property Owners Association.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

10. Other:

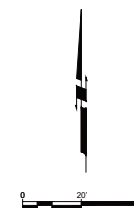
10.1 Common Areas: Not Required

10.2 Density: A maximum of 30 units are permitted within this SPUD.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



City Care

Exhibit B
Conceptual Site Plan



Johnson & Associates
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405.235.8875 FAX 405.235.8875

ENGINEERS SURVEYORS PLANNERS

12/10/24
Conceptual site plan showing feasible option
permitted under proposed rezoning