



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

10th & Youngs SPUD

Project Name

1101 S Youngs Blvd.

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

Multi-family residential

Summary Purpose Statement / Proposed Development

| | |
|------------------|-------------------------|
| Staff Use Only | 1561 |
| Case No.: SPUD - | |
| File Date: | 17AUG'23 |
| Ward No.: | 6 |
| Nbhd. Assoc.: | STOCKYARDS CITY MAIN ST |
| School District: | OKC |
| Extg Zoning: | I-1/R-4 |
| Overlay: | SYT |

+/-0.23 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Catholic Charities Archdiocese of Oklahoma City

Name

1232 N Classen Blvd.

Mailing Address

Oklahoma City, OK 73106

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, 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..) can not be accepted for security purposes.



WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2303201
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Delco Properties, L.L.C., duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Catholic Charities of The Archdiocese of Oklahoma City Inc. party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Tract 1: The North Forty-Eight (48) feet of Lots One (1), Two (2), Three (3) and Four (4), in Block Two (2), of STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
AND

Tract 2: The South Fifty-two (52) feet of the North One Hundred (100) feet of Lots One (1), Two (2), Three (3) and Four (4), of Block Two (2), in STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 102920250

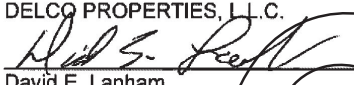
Grantee's Mailing Address: 1232 N Classen Blvd., OKC OK 73106

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Member/Manager this 23rd day of August, 2023.

DELCO PROPERTIES, L.L.C.

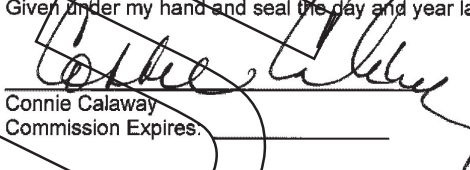

David E. Lanham
Member/Manager

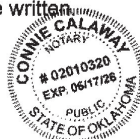
2303201
Doc Stamps: \$82.50
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 23rd day of August, 2023, personally appeared, David E. Lanham, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member/Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Connie Calaway
Commission Expires.



LEGAL DESCRIPTION

1101 & 1105 S Youngs Blvd.

Block 2, the North 48 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

As recorded in Book 12506, Page 778, Oklahoma County, Oklahoma.

AND

Block 2, the South 52 feet of the North 100 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City. Oklahoma County, OK.

As recorded in Book 12506, Page 773, Oklahoma County, Oklahoma.



CATHOLIC
CHARITIES
ARCHDIOCESE OF
OKLAHOMA CITY

August 11, 2023

City of Oklahoma City
Development Services 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 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,

Patrick J Raglow
Executive Director

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5607 000/PUD

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1232 N. Classen Boulevard
Oklahoma City, Oklahoma 73016
Offices in Ardmore, Clinton, Enid, Guymon, & Lawton | Program Locations in Midwest City & Norman

Phone 405.523.3000
Fax 405.523.3030
Toll Free 800.375.8515

August 17, 2023

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

Attention: Mr. Curtis Liggins

RE: 1101 S Youngs Blvd.: SPUD Submittal

Dear Curtis:

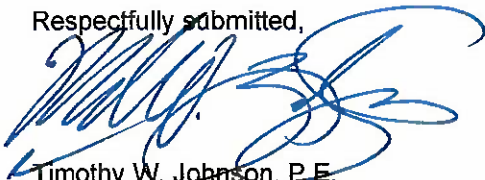
On behalf of the property owner, Catholic Charities Archdiocese of Oklahoma City, we are submitting a request for a Simplified Planned Unit Development application to be reviewed and recommended for approval by the Planning Commission for property located at 1101 S Youngs Blvd. in Oklahoma City. The subject site is currently zoned as I-1, "Light Industrial" District and R-4, "General Residential" District and is within the Stockyards City Transitional Overlay District. Currently the property is undeveloped. This application seeks to rezone the property, totaling 0.23 acres, to permit the proposed residential development. The proposed project anticipates 6 structures, two units per structure for a total of 12 units. This development is consistent with the abutting residential and will positively impact the surrounding area, while providing much needed housing for the Oklahoma City community.

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

- SPUD Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **September 28, 2023**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



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

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, Johnson & Associates
[5607 000/ PUD]

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Block 2, the North 48 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

As recorded in Book 12506, Page 778, Oklahoma County, Oklahoma.

AND

Block 2, the South 52 feet of the North 100 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City. Oklahoma County, OK.

As recorded in Book 12506, Page 773, Oklahoma County, Oklahoma.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: August 09, 2023 at 7:30 AM

First American Title Insurance Company



By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2829794-OK99

| MAP NO. | ACCOUNT NO. | NAME | MAILING ADDRESS | CITY | STATE | ZIPCODE | SUBNAME | BLOCK | LOT | LEGAL | LOCATION |
|---------|-------------|-------------------------------------------------|-----------------------|---------------|-------|------------|---------------------|-------|-----|---------------------------------------------------------------------------------|----------------------------------|
| 1622 | R102920250 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 N48FT OF LOTS 1 2 3 & 4 (SUBJECT PROPERTY) | 1101 S YOUNGS BLVD OKLAHOMA CITY |
| 1622 | R102920225 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 S52FT OF N100FT OF LOTS 1 THRU 4 (SUBJECT PROPERTY) | 1105 S YOUNGS BLVD OKLAHOMA CITY |
| 1622 | R102920485 | WIENS PROPERTIES LLC | 4301 SW 3RD ST | OKLAHOMA CITY | OK | 73108 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 W53FT LOTS 20 & 21 | 1122 S AGNEW AVE OKLAHOMA CITY |
| 1622 | R102920460 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 E97FT OF LOTS 20 & 21 | 2223 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920425 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 LOTS 17 & 18 | 1114 S AGNEW AVE OKLAHOMA CITY |
| 1622 | R102920500 | R & P INVESTMENT PROPERTIES LLC | 1006 PRAIRIE HILLS DR | TUTTLE | OK | 73089-1049 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 LOTS 22 THRU 28 | 2215 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920600 | R&P ASSOCIATES LLC | 1006 PRAIRIE HILLS DR | TUTTLE | OK | 73089-1049 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 LOTS 29 & 30 | 2301 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920275 | FRAIRE ERIC JANETH OCHOA, MORALES LORENA FRAIRE | 1109 S YOUNGS BLVD | OKLAHOMA CITY | OK | 73108-2641 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 S40FT OF LOTS 1 THRU 4 | 1109 S YOUNGS BLVD OKLAHOMA CITY |
| 1622 | R102920350 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 LOTS 10 THRU 16 | 1100 S AGNEW AVE OKLAHOMA CITY |
| 1622 | R102920325 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 000 | STOCKYARDS ADDITION 002 000 LOTS 5 THRU 9 | 2212 SW 10TH ST OKLAHOMA CITY |

| | | | | | | | | | | | |
|------|------------|------------------------------------------------------------|---------------------|---------------|----|------------|---------------------|-----|-----|--------------------------------------------------|--------------------------------|
| 1622 | R102920450 | DELCO PROPERTIES LLC | 1100 S AGNEW AVE | OKLAHOMA CITY | OK | 73108-2424 | STOCKYARDS ADDITION | 002 | 019 | STOCKYARDS ADDITION 002 019 | 1118 S AGNEW AVE OKLAHOMA CITY |
| 1622 | R102920825 | CATHOLIC CHARITIES OF THE ARCHDIOCESE OF OKLAHOMA CITY INC | 1232 N CLASSEN BLVD | OKLAHOMA CITY | OK | 73106 | STOCKYARDS ADDITION | 003 | 000 | STOCKYARDS ADDITION 003 000 LOTS 17 & 18 | 2121 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920900 | MARTINEZ MATIAS, QUINONEZ MARIA | 2117 SW 11TH ST | OKLAHOMA CITY | OK | 73108-2615 | STOCKYARDS ADDITION | 003 | 000 | STOCKYARDS ADDITION 003 000 LOTS 19 20 & 21 | 2117 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920925 | DE DELGADO MARIA H, URBINA VANESSA | 1801 NW 7TH ST | OKLAHOMA CITY | OK | 73106-2405 | STOCKYARDS ADDITION | 003 | 000 | STOCKYARDS ADDITION 003 000 LOTS 22 & 23 | 2111 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920800 | CATHOLIC CHARITIES OF THE ARCHDIOCESE OF OKLAHOMA CITY INC | 1232 N CLASSEN BLVD | OKLAHOMA CITY | OK | 73106 | STOCKYARDS ADDITION | 003 | 000 | STOCKYARDS ADDITION 003 000 LOTS 13 THRU 16 | 2133 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102920750 | ONWARD 83 INVESTMENTS LLC | 24700 N WESTERN AVE | EDMOND | OK | 73025 | STOCKYARDS ADDITION | 003 | 000 | STOCKYARDS ADDITION 003 000 LOTS 9 & 10 | 2116 SW 10TH ST OKLAHOMA CITY |
| 1622 | R102920700 | AGUILAR ROMERO MARIA GUADALUPE, SALGADO GONAZALEZ CARLOS | 2114 SW 10TH ST | OKLAHOMA CITY | OK | 73108 | STOCKYARDS ADDITION | 003 | 000 | STOCKYARDS ADDITION 003 000 LOTS 6 & 7 | 2110 SW 10TH ST OKLAHOMA CITY |
| 1622 | R102920675 | CHAIRES REZA ALBINO | 3001 SW 20TH ST | OKLAHOMA CITY | OK | 73108-4416 | STOCKYARDS ADDITION | 003 | 005 | STOCKYARDS ADDITION 003 005 | 2108 SW 10TH ST OKLAHOMA CITY |
| 1622 | R102920725 | AGUILAR ROMERO MARIA G, SALGADO GONZALEZ CARLOS | 2114 SW 10TH ST | OKLAHOMA CITY | OK | 73108 | STOCKYARDS ADDITION | 003 | 008 | STOCKYARDS ADDITION 003 008 | 2114 SW 10TH ST OKLAHOMA CITY |
| 1622 | R102920775 | CATHOLIC CHARITIES OF THE ARCHDIOCESE OF OKLAHOMA CITY INC | 1232 N CLASSEN BLVD | OKLAHOMA CITY | OK | 73106-6810 | STOCKYARDS ADDITION | 003 | 011 | STOCKYARDS ADDITION 003 011 | 2120 SW 10TH ST OKLAHOMA CITY |
| 1622 | R102920790 | CATHOLIC CHARITIES OF THE ARCHDIOCESE OF OKLAHOMA CITY INC | 1232 N CLASSEN BLVD | OKLAHOMA CITY | OK | 73106-6810 | STOCKYARDS ADDITION | 003 | 012 | STOCKYARDS ADDITION 003 012 | 2122 SW 10TH ST OKLAHOMA CITY |
| 1622 | R102922200 | LAF | PO BOX 18895 | OKLAHOMA CITY | OK | 73154 | STOCKYARDS ADDITION | 007 | 000 | STOCKYARDS ADDITION 007 000 LOTS 8 & 9 | 2214 SW 11TH ST OKLAHOMA CITY |
| 1622 | R102922125 | OKLA BAPTIST ASSN | 3800 N MAY AVE | OKLAHOMA CITY | OK | 73112-6639 | STOCKYARDS ADDITION | 007 | 000 | STOCKYARDS ADDITION 007 000 LOTS 1 THRU 5 EXEMPT | 0 UNKNOWN OKLAHOMA CITY |
| 1622 | R102922175 | LAF | PO BOX 18895 | OKLAHOMA CITY | OK | 73154 | STOCKYARDS ADDITION | 007 | 006 | STOCKYARDS ADDITION 007 006 | 0 UNKNOWN OKLAHOMA CITY |

| | | | | | | | | | | | |
|------|------------|---------------------------------|------------------------|---------------|----|------------|---------------------|-----|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1622 | R102922180 | LAF | PO BOX 18895 | OKLAHOMA CITY | OK | 73154 | STOCKYARDS ADDITION | 007 | 007 | STOCKYARDS ADDITION 007 007 | 0 UNKNOWN OKLAHOMA CITY |
| 1622 | R102922625 | CAPITAL BAPTIST ASSOCIATION INC | 2233 W I 44 SERVICE RD | OKLAHOMA CITY | OK | 73112-8885 | STOCKYARDS ADDITION | 008 | 000 | STOCKYARDS ADDITION 008 000 N109.75FT OF LOTS 13 & 14 | 1204 S YOUNGS BLVD OKLAHOMA CITY |
| 1622 | R103146300 | RAMIREZ RAFAEL A | 2117 SW 10TH ST | OKLAHOMA CITY | OK | 73108-2609 | STOCKYARDS FOURTH | 000 | 000 | STOCKYARDS FOURTH 000 000 LTS 8 & 9 PLUS S2 OF A TR LYING BETWEEN LTS 8 & 9 BLK 112 & LTS 8 & 9 BLK 107 | 2117 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103146150 | VERA MIYAGUI GONZALEZ | 3924 NW 19TH ST | OKLAHOMA CITY | OK | 73107 | STOCKYARDS FOURTH | 000 | 000 | STOCKYARDS FOURTH 000 000 LOTS 4 & 5 BLK 112 & S 1/2 OF A TR LYING BETWEEN LOTS 4 & 5BLK 112 & LOTS 4 & 5 BLK 107 | 2107 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103144225 | MACS INVESTMENT LLC | PO BOX 82337 | OKLAHOMA CITY | OK | 73148-0337 | STOCKYARDS FOURTH | 000 | 000 | STOCKYARDS FOURTH 000 000 A TR LYING BETWEEN LOTS 13 & 14 BLK 107 & LOTS 13 & 14 BLK 112 | 0 UNKNOWN OKLAHOMA CITY |
| 1622 | R103146425 | MACS INVESTMENTS LLC | PO BOX 82337 | OKLAHOMA CITY | OK | 73148-0337 | STOCKYARDS FOURTH | 000 | 000 | STOCKYARDS FOURTH 000 000 S 1/2 OF A TR LYING BETWEEN LOT 10 BLK 112 & LOT 10 BLK 107 ALL LYING BETWEEN LOTS 11 & 12 BLK 112 LOTS 11 & 12 BLK 107 | 2123 SW 10TH ST OKLAHOMA CITY |

| | | | | | | | | | | | |
|------|------------|---------------------------------------------|-----------------|---------------|----|------------|-------------------|-----|-----|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1622 | R103143450 | RED ROCK PETROLEUM CO | PO BOX 22845 | OKLAHOMA CITY | OK | 73123-1845 | STOCKYARDS FOURTH | 000 | 000 | STOCKYARDS FOURTH 000 000 LOTS 1 THRU 10 BLK 106 PLUS A TR LYING BETWEEN SD LOTS 1 THRU 10 BLK 106 AND LOTS 1 THRU 10 BLK 111 | 2216 SW 9TH ST OKLAHOMA CITY |
| 1622 | R103143550 | RED ROCK PETROLEUM COMPANY | PO BOX 18755 | OKLAHOMA CITY | OK | 73154-0755 | STOCKYARDS FOURTH | 106 | 000 | STOCKYARDS FOURTH 106 000 LOTS 11 THRU 15 & A TR LYING BETWEEN LOT 15 BLK 106 LOT 11 BLK 111 | 1000 S AGNEW AVE OKLAHOMA CITY |
| 1622 | R103144200 | MACS INVESTMENT LLC | PO BOX 82337 | OKLAHOMA CITY | OK | 73148-0337 | STOCKYARDS FOURTH | 107 | 000 | STOCKYARDS FOURTH 107 000 S44FT OF LOTS 13 & 14 | 1008 S YOUNGS BLVD OKLAHOMA CITY |
| 1622 | R103144150 | MACS INVESTMENT LLC | PO BOX 82337 | OKLAHOMA CITY | OK | 73148-0337 | STOCKYARDS FOURTH | 107 | 000 | STOCKYARDS FOURTH 107 000 N96FT OF LOTS 13 & 14 | 1006 S YOUNGS BLVD OKLAHOMA CITY |
| 1622 | R103144100 | ZUNIGA CELESTINE, RODRIQUEZ STANLEY | 2429 SW 49TH ST | OKLAHOMA CITY | OK | 73119-4822 | STOCKYARDS FOURTH | 107 | 000 | STOCKYARDS FOURTH 107 000 LOTS 11 & 12 | 2120 SW 9TH ST OKLAHOMA CITY |
| 1622 | R103144050 | MACS INVESTMENTS | PO BOX 82337 | OKLAHOMA CITY | OK | 73148-0337 | STOCKYARDS FOURTH | 107 | 000 | STOCKYARDS FOURTH 107 000 LOTS 9 & 10 & N 1/2 OF A TR LYING BETWEEN LOTS 8 9 & 10 BLK107 & LOTS 8 9 & 10 BLK 112 | 2116 SW 9TH ST OKLAHOMA CITY |
| 1622 | R103145800 | HELDENBRAND & SON MANUFACTURING CO | 4704 NW 75TH ST | OKLAHOMA CITY | OK | 73132 | STOCKYARDS FOURTH | 111 | 000 | STOCKYARDS FOURTH 111 000 W5FT LOT 8 & ALL LOTS 9 THRU 15 | 1012 S AGNEW AVE OKLAHOMA CITY |
| 1622 | R103145750 | HELDENBRAND & SON MANUFACTURING COMPANY INC | 4704 NW 75TH ST | OKLAHOMA CITY | OK | 73132 | STOCKYARDS FOURTH | 111 | 000 | STOCKYARDS FOURTH 111 000 LOT 7 & E20FT LOT 8 | 0 UNKNOWN OKLAHOMA CITY |
| 1622 | R103145700 | HELDENBRAND & SON MANUFACTURING COMPANY INC | 4704 NW 75TH ST | OKLAHOMA CITY | OK | 73132 | STOCKYARDS FOURTH | 111 | 000 | STOCKYARDS FOURTH 111 000 LOTS 5 & 6 | 2209 SW 10TH ST OKLAHOMA CITY |

| | | | | | | | | | | | |
|------|------------|--------------------------------|--------------------|---------------|----|------------|-------------------|-----|-----|----------------------------------------|-------------------------------|
| 1622 | R103145650 | REVIVAL CAPITAL GROUP LLC | PO BOX 82712 | OKLAHOMA CITY | OK | 73148 | STOCKYARDS FOURTH | 111 | 000 | STOCKYARDS FOURTH 111 000 LOTS 3 & 4 | 2205 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103145600 | RED ROCK PETROLEUM COMPANY INC | PO BOX 18755 | OKLAHOMA CITY | OK | 73154-0755 | STOCKYARDS FOURTH | 111 | 000 | STOCKYARDS FOURTH 111 000 LOTS 1 & 2 | 2201 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103146450 | RED ROCK PETROLEUM COMPANY | 1 NW 50TH ST | OKLAHOMA CITY | OK | 73118-7507 | STOCKYARDS FOURTH | 112 | 000 | STOCKYARDS FOURTH 112 000 LOTS 13 & 14 | 2125 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103146400 | TOTIPOTENT PROPERTIES LLC | 1333 E DANFORTH RD | EDMOND | OK | 73034-3201 | STOCKYARDS FOURTH | 112 | 000 | STOCKYARDS FOURTH 112 000 LOTS 11 & 12 | 2121 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103146250 | GARCIA LUZ A | 2113 SW 10TH ST | OKLAHOMA CITY | OK | 73108-2609 | STOCKYARDS FOURTH | 112 | 000 | STOCKYARDS FOURTH 112 000 LOTS 6 & 7 | 2113 SW 10TH ST OKLAHOMA CITY |
| 1622 | R103146350 | CHOWNING EVAN ISAAC | 113 SE 57TH ST | OKLAHOMA CITY | OK | 73129 | STOCKYARDS FOURTH | 112 | 010 | STOCKYARDS FOURTH 112 010 | 2119 SW 10TH ST OKLAHOMA CITY |

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

August 11, 2023

PREPARED BY:

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

SPUD-() MASTER DESIGN STATEMENT

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

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)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12) for the purpose of placing multiple single family homes on one lot.
- 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 within this SPUD shall be 45 feet.

3. Maximum Building Size:

There shall be maximum building size within this SPUD.

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be six (6). Accessory structures shall not be included within the maximum building limit.

5. Building Setback Lines:

North (SW 10th St.): 5 feet
East (S Youngs Blvd.): 5 feet
South: 5 feet
West: 5 feet

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the south SPUD boundaries. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

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

8. Signs:

Signage within this SPUD shall be per the R-4, "General Residential" District regulations.

9. Access:

Access shall be permitted via one (1) drive along either SW 10th Street or S Youngs Blvd.

10. Sidewalks:

There is an existing five-foot sidewalk along SW 10th St. Should said sidewalk be damaged or removed during construction the developer shall be required to make necessary repairs and/or replace if necessary.

Five-foot sidewalks shall be constructed on S Youngs Blvd. 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.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:

N/A

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.

No Parking shall be required within this SPUD. On-street parking may be sought for this development and shall be designed and approved in conformance with all application regulations, guidelines and procedures.

7. Maintenance:

N/A

8. Drainage:

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

9. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD. However, platting shall not be required if not developed as fee simple lots.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

10. Other:

Density: The maximum number of units permitted within this SPUD shall be 12 units.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

1101 S Youngs Blvd.

Block 2, the North 48 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

As recorded in Book 12506, Page 778, Oklahoma County, Oklahoma.

AND

Block 2, the South 52 feet of the North 100 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City. Oklahoma County, OK.

As recorded in Book 12506, Page 773, Oklahoma County, Oklahoma.

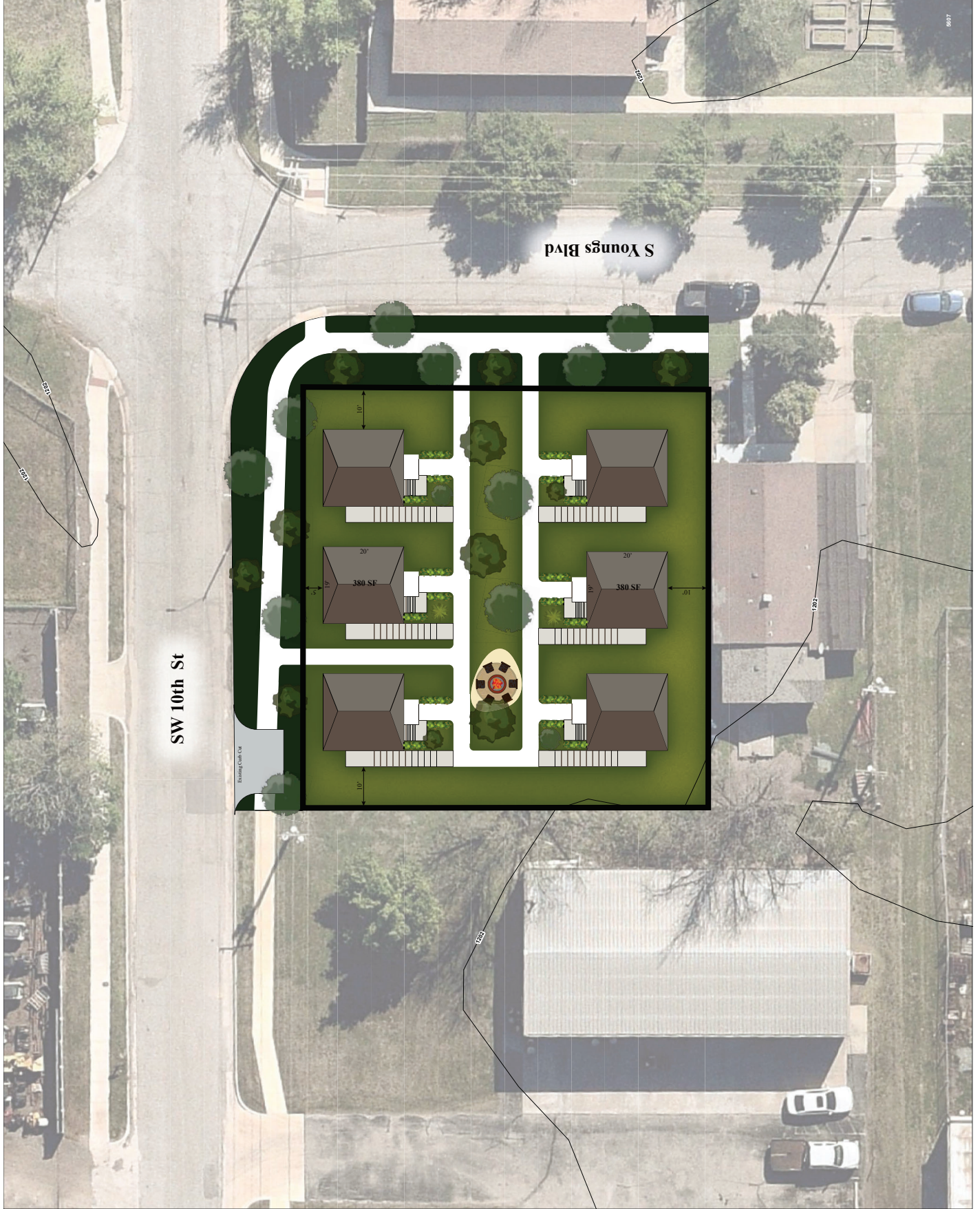


SPUD- 1101 S Youngs Blvd.

Exhibit B
Conceptual Site Plan
+/- .23 Acres



Johnson & Associates, Inc.
16 Shander Ave., Suite 200
Columbia, MO 65201
PH: (660) 233-8851 FAX: (660) 233-8878
SURVEYORS PLANNERS
8/14/23
Conceptual site plan showing feasible option
permitted under proposed zoning





WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2303201
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Delco Properties, L.L.C., duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Catholic Charities of The Archdiocese of Oklahoma City Inc. party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Tract 1: The North Forty-Eight (48) feet of Lots One (1), Two (2), Three (3) and Four (4), in Block Two (2), of STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
AND

Tract 2: The South Fifty-two (52) feet of the North One Hundred (100) feet of Lots One (1), Two (2), Three (3) and Four (4), of Block Two (2), in STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 102920250

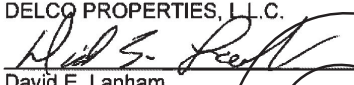
Grantee's Mailing Address: 1232 N Classen Blvd., OKC OK 73106

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

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Member/Manager this 23rd day of August, 2023.

DELCO PROPERTIES, L.L.C.


David E. Lanham
Member/Manager

2303201
Doc Stamps: \$82.50
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 23rd day of August, 2023, personally appeared, David E. Lanham, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member/Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Connie Calaway
Commission Expires.

