



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  
1532 NW 30th St.

Project Name

1532 NW 30th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1620

File Date: 3-21-24

Ward No.: W2

Nbhd. Assoc.: Epworth NA

School District: OKC

Extg Zoning: R-1

Overlay:

.16 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*David M. Box*

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)  
522 Colcord Dr.

Applicant's Mailing Address  
Oklahoma City, OK 73102

City, State, Zip Code  
405-232-0080

Phone

dmbbox@wbfbllaw.com; kturner@wbfbllaw.com; esilberg@wbfbllaw.com

Email

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

# WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
File No.: 2258079  
Stewart Title Guaranty Company

## Know All Men by These Presents:

THAT, John Husband and Tara Husband, husband and wife, parties 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 Oaken Properties, LLC and MD Properties LLC, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Five (5) and Six (6), in Block One (1), of EPWORTH VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 050050075

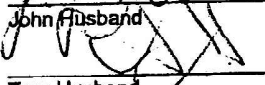
Grantee's Mailing Address: 1301 Fox Cove Court, Edmond, OK 73034

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 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.

Signed and delivered this 7 day of March, 2024

  
John Husband

  
Tara Husband

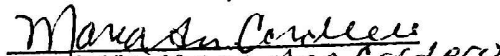
2258079

## INDIVIDUAL ACKNOWLEDGMENT

State of Florida  
County of Dade

Before me, the undersigned, a Notary Public in and for said County and State on this 7 day of March, 2024, personally appeared, John Husband and Tara Husband, husband and wife, to me well known to be the identical persons who executed the within and foregoing Instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said persons for the uses and purposes therein set forth.

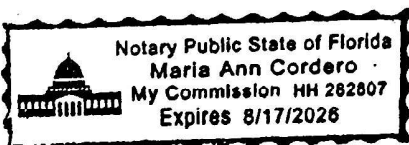
Given under my hand and seal the day and year last above written.

  
Notary Public: Maria Ann Cordero  
Commission Expires: 8/17/2026

## RETURN TO:

Stewart Title of Oklahoma, Inc.  
5651 N Classen Blvd, Suite 100  
Oklahoma City, OK 73118

Doc Stamps: \$292.50





**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA                     )  
  )  
COUNTY OF OKLAHOMA               )       ss.

TO:    THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA


Before me, the undersigned Michael Menzel (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 (role, such as titled officer or trustee) of Oaken Properties 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 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 grantees(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.

  
\_\_\_\_\_  
Michael Menzel

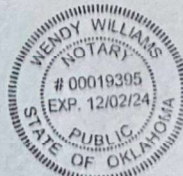
03/11/24  
\_\_\_\_\_  
Date

The foregoing instrument was subscribed and sworn to before me this 11th day of March, 2024, by Michael Menzel.

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

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

  
\_\_\_\_\_  
NOTARY PUBLIC:





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

STATE OF OKLAHOMA                     )  
   )  
 COUNTY OF OKLAHOMA                )           ss.

TO:    THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Michael P Dunham (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 (role, such as titled officer or trustee) of MD Properties 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:

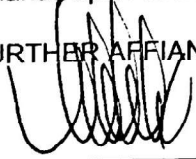
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, 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 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 grantees(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.

  
 Michael P Dunham

03/11/24

Date

The foregoing instrument was subscribed and sworn to before me this 11th day of March, 2024, by Michael P Dunham.

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

  
 NOTARY PUBLIC:

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



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

STATE OF OKLAHOMA                     )  
   )  
 COUNTY OF OKLAHOMA                )           ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Michael Drew Dunham (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 (role, such as titled officer or trustee) of MD Properties LLC (legal name, along with any trade or fictitious names, of business, trust or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

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FURTHER AFFIANT SAYETH NOT.

  
 Michael Drew Dunham

03/11/24

Date

The foregoing instrument was subscribed and sworn to before me this 11th day of March, 2024, by Michael Drew Dunham.

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

  
 NOTARY PUBLIC:

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



Exhibit A  
Legal Description

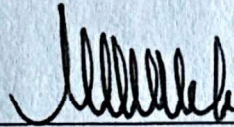
Lots Five (5) and Six (6) of Block One (1), in EPWORTH VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



## LETTER OF AUTHORIZATION

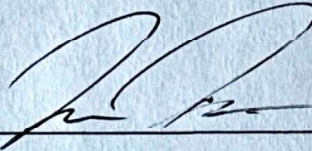
MD Properties LLC and Oaken Properties LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 1532 NW 30th St.

By: \_\_\_\_\_



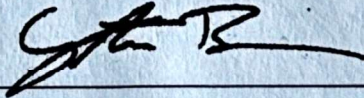
Title: Michael Dunham, owner- MD Properties LLC

By: \_\_\_\_\_



Title: Mike Menzel, owner- Oaken Properties LLC

By: \_\_\_\_\_



Title: Clayton Brewer, owner- Oaken Properties LLC

Date: \_\_\_\_\_

3/11/24



**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:


See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), 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: February 29, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2861050-OK99



OWNERSHIP REPORT  
ORDER 2861050-OK99

DATE PREPARED: MARCH 11, 2024  
EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2678	R050050075	HUSBAND JOHN	HUSBAND TARA	1532 NW 30TH ST	OKLAHOMA CITY	OK	73118	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 5 & 6 (SUBJECT PROPERTY)	1532 NW 30TH ST OKLAHOMA CITY
2679	R051352000	GATEWOOD EVAN & MICHELLE		2000 EAGLE DR	EDMOND	OK	73034	WESTBROOK ADDITION	002	000	WESTBROOK ADDITION 002 000 LOTS 1 & 2	1600 NW 29TH ST OKLAHOMA CITY
2677	R051650660	U POINTE APARTMENTS LLC		8831 S REDWOOD RD STE D2	WEST JORDAN	UT	84088-9284	AURELIUS SUB ADD	000	000	AURELIUS SUB ADD 000 000 S/2 OF LOT 1 & LOTS 3 THRU 10 AURELIUS SUB ADDN & N&S VACATED ALLEY ADJ S/2 LT 1 LTS 4 THRU 7 & LT 10 ON W PLUS LOTS 3 THRU 14 & LOTS 29 THRU 42 BLK 3 MILITARY PARK ADDN PLUS N/2 E&W VACATED ALLEY ADJ LTS 3 THRU 14 & ALL S/2 E&W ALLEY	1515 NW 30TH ST OKLAHOMA CITY
2677	R051550410	ST RENTALS LLC		1216 NW 34TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	003	000	MILITARY PARK ADD 003 000 LOTS 1 & 2	1536 NW 31ST ST OKLAHOMA CITY
2678	R050050555	BLACKWELDER HOLDINGS LLC		619 W MAIN ST, Unit 212	OKLAHOMA CITY	OK	73102	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 S 1/2 OF LOTS 41 & 42	1539 NW 29TH ST OKLAHOMA CITY
2678	R050050550	BLACKWELDER HOLDINGS LLC		619 W MAIN ST, Unit 212	OKLAHOMA CITY	OK	73102	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 N 1/2 LOTS 41 & 42	3008 N BLACKWELDER AVE OKLAHOMA CITY
2678	R050050525	GRAY JOHN D		14620-9 E INDIAN HILLS RD	NEWALLA	OK	74857-7102	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 39 & 40	1535 NW 29TH ST OKLAHOMA CITY
2678	R050050500	PICKENS MONICA ALICIA		1531 NW 29TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 37 & 38	1531 NW 29TH ST OKLAHOMA CITY
2678	R050050475	MOYER DWIGHT P & LISA K TRS	MOYER FAMILY REV TRUST	824 N PENIEL ST	OKLAHOMA CITY	OK	73127	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 35 & 36	1527 NW 29TH ST OKLAHOMA CITY
2678	R050050450	VOGLER THOMAS & LISA		1523 NW 29TH ST	OKLAHOMA CITY	OK	73106-3435	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 32 33 & 34	1523 NW 29TH ST OKLAHOMA CITY
2678	R050050425	DELEON ROSA ISABEL		1515 NW 29TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 30 & 31	1515 NW 29TH ST OKLAHOMA CITY
2678	R050050400	NAIJIAN PORNPAPAK		1513 NW 29TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 28 & 29	1513 NW 29TH ST OKLAHOMA CITY
2678	R050050375	VALTIERRA NESTOR	VALTIERRA SEVASTIANA	1509 NW 29TH ST	OKLAHOMA CITY	OK	73106-3435	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 26 & 27	1509 NW 29TH ST OKLAHOMA CITY
2678	R050050350	PIPKIN MICHAEL T & HEATHER C		1507 NW 29TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 24 & 25	1507 NW 29TH ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2861050-OK99

DATE PREPARED: MARCH 11, 2024  
EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

2678	R050050275	NICEK ANDREW LEWIS		7201 N LAKE FRONT DR	WARR ACRES	OK	73132-5718	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 S50FT LOTS 18 THRU 21	3015 N MCKINLEY AVE OKLAHOMA CITY
2678	R050050025	BLACKWELDER HOLDINGS LLC		619 W MAIN ST, Unit 212	OKLAHOMA CITY	OK	73102	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
2678	R050050050	HE DUN ZHI	HE LEON XIAO & HE YOU MNG	126 NW 32ND ST	OKLAHOMA CITY	OK	73118	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 3 & 4	1536 NW 30TH ST OKLAHOMA CITY
2678	R050050100	LAM KENNY NGUYEN	LAM THERESA	1528 NW 30TH ST	OKLAHOMA CITY	OK	73118	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 7 & 8	1528 NW 30TH ST OKLAHOMA CITY
2678	R050050125	NGUYEN AGATHA HUONG		1522 NW 30TH ST	OKLAHOMA CITY	OK	73118-3602	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 9 & 10	1522 NW 30TH ST OKLAHOMA CITY
2678	R050050150	NGUYEN THANH GIA & THU HUONG THI		1518 NW 30TH ST	OKLAHOMA CITY	OK	73118-3602	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 11 & 12	1518 NW 30TH ST OKLAHOMA CITY
2678	R050050175	TRAN JOSEPH LAC & TERESA TRINH T		2133 NW 22ND ST	OKLAHOMA CITY	OK	73107-3517	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOT 13 & W 1/2 LOT 14	1514 NW 30TH ST OKLAHOMA CITY
2678	R050050200	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAP L ST	OKLAHOMA CITY	OK	73162-6962	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 E 1/2 LOT 14 & ALL LOT 15	1512 NW 30TH ST OKLAHOMA CITY
2678	R050050225	TANG JULIA H		1510 NW 30TH ST	OKLAHOMA CITY	OK	73118-3602	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 LOTS 16 & 17	1510 NW 30TH ST OKLAHOMA CITY
2678	R050050250	HARRISON CALEB & KAITLYN		3019 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	001	000	EPWORTH VIEW ADD 001 000 N90FT LOTS 18 THRU 21	3019 N MCKINLEY AVE OKLAHOMA CITY
2678	R050050575	ROBERTS ANTHONY E		1538 NW 29TH ST	OKLAHOMA CITY	OK	73106-3452	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 1 2 & 3	1538 NW 29TH ST OKLAHOMA CITY
2678	R050050600	HOME MASTERS LLC		16121 BLUFF CIR	EDMOND	OK	73013-3228	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 4 & 5	1532 NW 29TH ST OKLAHOMA CITY
2678	R050050625	NELL EMMA		1528 NW 29TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 6 & 7	1528 NW 29TH ST OKLAHOMA CITY
2678	R050050650	WRIGHT ROBERT G & SANDRA K		1524 NW 29TH ST	OKLAHOMA CITY	OK	73106-3452	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 8 & 9	1524 NW 29TH ST OKLAHOMA CITY
2678	R050050675	MUNOZ MARTINA AGUINAGA DE	MUNOZ GUILLERMO	9201 SW 30TH ST	OKLAHOMA CITY	OK	73179	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 10 & 11	1520 NW 29TH ST OKLAHOMA CITY
2678	R050050700	MUNOZ GUILLERMO & MARTINA		9201 SW 30TH ST	OKLAHOMA CITY	OK	73179	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 12 & 13	1518 NW 29TH ST OKLAHOMA CITY
2678	R050050725	PROUGH JONATHAN ARIC & CARRIE LYNN		1512 NW 29TH ST	OKLAHOMA CITY	OK	73106-3452	EPWORTH VIEW ADD	002	000	EPWORTH VIEW ADD 002 000 LOTS 14 & 15	1512 NW 29TH ST OKLAHOMA CITY
2679	R051351700	OKLAHOMA CITY UNIVERSITY		2501 N BLACKWELDE R AVE	OKLAHOMA CITY	OK	73106-1402	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 LOTS 31 & 32	1609 NW 29TH ST OKLAHOMA CITY



OWNERSHIP REPORT  
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DATE PREPARED: MARCH 11, 2024  
EFFECTIVE DATE: FEBRUARY 29, 2024 AT 7:30 AM

2679	R051351800	NLD REAL ESTATE GROUP LLC		PO BOX 2314	OKLAHOMA CITY	OK	73101-2314	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 LOTS 33 & 34	1605 NW 29TH ST OKLAHOMA CITY
2679	R051351900	SMITH HARRY	SMITH SANDRA L	9616 SW 33RD ST	OKLAHOMA CITY	OK	73179-1214	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 LOTS 35 & 36	1601 NW 29TH ST OKLAHOMA CITY
2679	R051350200	ADAMSON MARK		1604 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 S60FT LOTS 1 2 & 3 & S60FT OF E15FT OF LOT 4	3015 N BLACKWELDER AVE OKLAHOMA CITY
2679	R051350400	LOPEZ JENIFER		1608 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 PT LOT 4 BEG 10FT E OF SW/C LT 4 TH W10FT N140FT E10FT S140FT TO BEG & ALL OF LOTS 5 & 6	1608 NW 30TH ST OKLAHOMA CITY
2679	R051350300	ADAMSON MARK & DEBRA		1604 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 PT LOTS 3 & 4 BEG NE/C LT 3 TH S80FT W40FT N80FT E40FT TO BEG	1604 NW 30TH ST OKLAHOMA CITY
2679	R051350100	ADAMSON MARK ALAN & DEBRA ANN		1604 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	001	000	WESTBROOK ADDITION 001 000 N80FT LOTS 1 & 2	1600 NW 30TH ST OKLAHOMA CITY
2680	R051550190	WESTVIEW MANOR LLC		631 S OLIVE ST STE 860	LOS ANGELES	CA	90014-3654	MILITARY PARK ADD	000	000	MILITARY PARK ADD 000 000 ALL OF BLK 2 PLUS ALL OF VACATED ALLEY EX A TR BEG BEG SE/C LT 19 TH N125FT W100FT S45FT E40FT S80FT E60FT TO BEG	1601 NW 30TH ST OKLAHOMA CITY
2680	R051550300	COBB ROY LAMPKIN JR SUC CO TRS COBB CARY WILLIAM SUC CO TRS COBB PAUL ALAN SUC CO TRS	SCOTT KENDRA LEIGH COBB SUC CO TRS COBB SHIRLEY ANN DODSON REV TRUST	PO BOX 14	ALVA	FL	33920	MILITARY PARK ADD	002	000	MILITARY PARK ADD 002 000 S125FT OF LOTS 19 & 20 & E10FT OF S80FT OF LOT 21 & S45FT OF N90FT OF LOT 21 & 22	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**1532 NW 30<sup>th</sup> St.**

**March 21, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

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## **SPUD- MASTER DESIGN STATEMENT**

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

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

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

1. This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-3 District shall be permitted on this site.

2. **Maximum Building Height:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the setback regulations shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the screening requirements shall be in accordance with the base zoning district.

**7. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be from NW 30<sup>th</sup> St.

**10. Sidewalks**

The existing sidewalks along NW 30<sup>th</sup> St. shall be permitted to remain and deemed to conform to applicable regulations.



## **II. Other Development Regulations:**

### **1. Architecture:**

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

### **2. Open Space:**

N/A.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **5. Dumpsters:**

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

### **6. Parking:**

Existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

### **7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or

drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

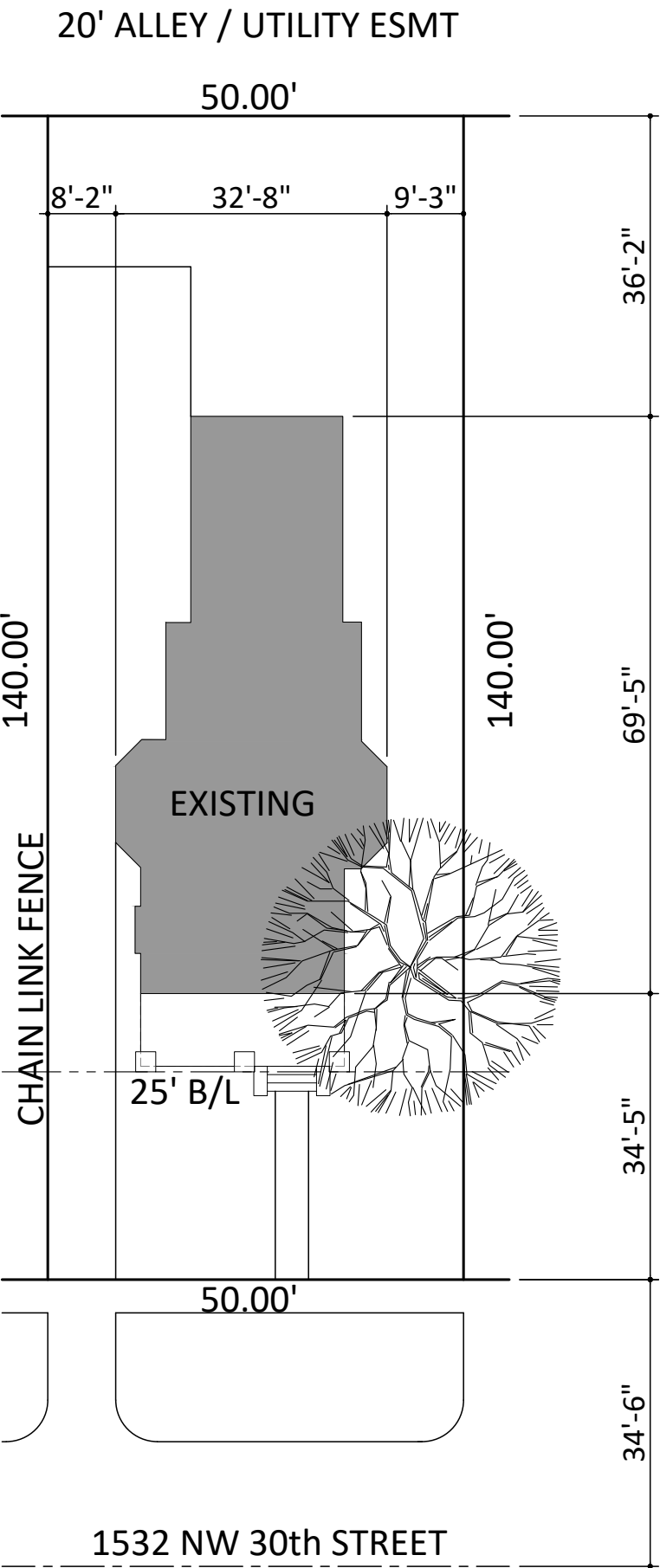
**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A  
Legal Description

Lots Five (5) and Six (6) of Block One (1), of EPWORTH VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



SCALE: 1" = 20'

EPWORTH VIEW ADDITION  
TO OKLAHOMA CITY  
BLOCK 1, LOTS 5 & 6  
OKLAHOMA CITY,  
OKLAHOMA COUNTY,  
OKLAHOMA