



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

Project Name 3023 S. Clegern rezoning

Address / Location of Property (Provide County name & parcel no. if unknown) 3023 S. Clegern

Summary Purpose Statement / Proposed Development To go from R-2 to R-3 To add for living Qtrs in the existing adv

Staff Use Only:	1603
Case No.: SPUD	
File Date:	1-11-24
Ward No.:	W6
Nbhd. Assoc.:	Heronville NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

ReZoning Area (Acres or Square Feet) .186 acres

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):

Name Nelson MBM Investments LLC

Mailing Address 13408 Old Iron Rd

City, State, Zip Code Edmond OK 73013

Phone 405 863 8846

Email andy@nelsonandscaplogok.com

Signature of Applicant

Applicant's Name (please print) Andrew Nelson Nelson MBM (owner)

Applicant's Mailing Address ← Same

City, State, Zip Code "

Phone "

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.

CANADIAN HEIGHTS ADD 002 000 LOTS 11 & 12



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual
(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That SILVER CREEK CAPITAL LLC party(IES) of the first part, in consideration of the sum of ~~TEN AND NO/100~~ dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto NELSON MBM INVESTMENTS LLC party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lots ELEVEN (11) and TWELVE (12), of
Block TWO (2), in
CANADIAN HEIGHTS ADDITION, being a
Subdivision of Block One (1), Volz Addition, to
Oklahoma City, Oklahoma County, Oklahoma,
according to the recorded plat thereof.

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -SURFACE RIGHTS ONLY.

RETURN TO:
NELSON MBM INVESTMENTS LLC
9200 N BRYANT AVENUE
OKLAHOMA CITY, OK 73131

TAXES TO:
SAME

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

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered 27th day of October, 2023.

SILVER CREEK CAPITAL LLC

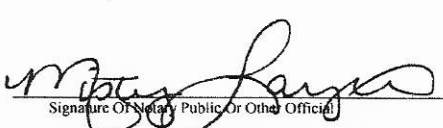

By MICHAEL LEE, MEMBER/MANAGER

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } ss

Before me, a Notary Public in and for this State, on this 27th day of October, 2023 personally appeared MICHAEL LEE as MEMBER/MANAGER, on behalf of SILVER CREEK CAPITAL LLC, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.



Notarial Stamp Or Seal (Or Other Title Or Rank)


Signature Of Notary Public Or Other Official

AS OR TRUST

) SS.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Andrew B. Nelson
"Affiant") who having been first duly

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

5. If the Entity is a trust, its grantor(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.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

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.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

Date

10-27-23

The foregoing instrument was acknowledged before me this 27th day of Oct., 2023
by Andrew B. Nelson



[Signature]
NOTARY PUBLIC

My Commission Expires: _____


My Commission Number: _____

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.


Executed at Oklahoma City, Oklahoma, on the 14th day of December, 2024

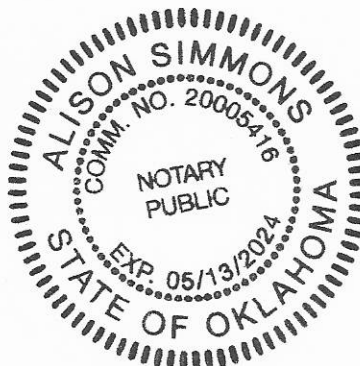

Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 10th day of January, 2024.

My Commission Expires:

05/13/2024


Notary Public
Commission # 20005416



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R105126000** and is a **300-foot** radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **The Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**



STATE OF OKLAHOMA } 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' Rad Ins.

filed in the office of the County Assessor
on the 14th day of December, 2023

Given under my hand and official seal this
14th day of December, 2023

County Assessor

CCM Deputy

**Oklahoma County Assessor's
300ft Radius Report
12/14/2023**

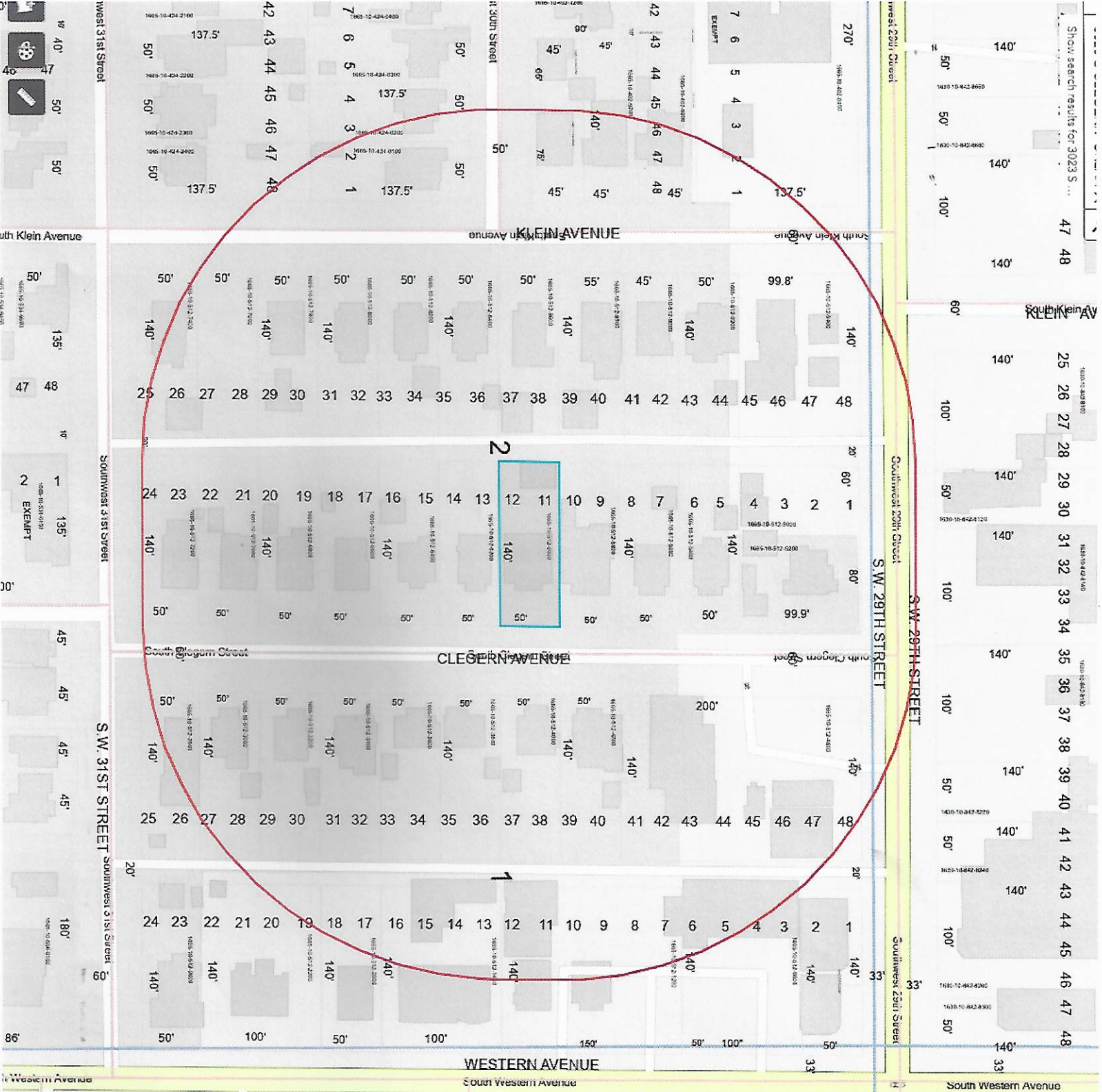
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R105127400	MITCHELL CARYN	No Data	No Data	3120 S KLEIN AVE	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 25 & 26	3120 S KLEIN AVE OKLAHOMA CITY
R105127200	MEDINA LUZ E	No Data	No Data	3121 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2326	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 23 & 24	3121 S CLEGERN ST OKLAHOMA CITY
R105122800	MENA JOSE V & ARMIDA	No Data	No Data	3120 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2327	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 25 & 26	3120 S CLEGERN ST OKLAHOMA CITY
R105127600	MITCHELL CARYN	No Data	No Data	3120 S KLEIN AVE	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 27 & 28	3116 S KLEIN AVE OKLAHOMA CITY
R105127000	SANCHEZ NADIRA A	DE SANCHEZ ESTHER CERDA	ESPINOZA YADIRA ABIGAIL	3117 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2326	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 21 & 22	3117 S CLEGERN ST OKLAHOMA CITY
R105123000	CANO CLEMENTE GASCA	VERA FLORENTINA CASTILLO	No Data	3116 S CLEGERN AVE	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 27 & 28	3116 S CLEGERN ST OKLAHOMA CITY
R104242400	PARAMO VELEZ ESTHER IVON	ALMANZA SAENZ DAVID	No Data	1005 SW 31ST ST	OKLAHOMA CITY	OK	73109	TAYLOR SMITH ADD	001	000	TAYLOR SMITH ADD 001 000 LOTS 47 & 48	1001 SW 31ST ST OKLAHOMA CITY
R105127800	SANROMAN LUIS	No Data	No Data	3114 S KLEIN AVE	OKLAHOMA CITY	OK	73119	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 29 & 30	3114 S KLEIN AVE OKLAHOMA CITY
R105126800	DOONKEEN MARSHALL REV LIVING TRUST	DOONKEEN MARSHALL TRS	No Data	11425 SE 59TH ST	OKLAHOMA CITY	OK	73150-4124	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 19 & 20	3113 S CLEGERN OKLAHOMA CITY
R105123200	CARDENAS CRUZ	No Data	No Data	3016 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2325	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 29 & 30	3112 S CLEGERN OKLAHOMA CITY
R105122200	MARISCOS LA COSTA INC	No Data	No Data	2608 S MAY AVE	OKLAHOMA CITY	OK	73108-5620	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 19 THRU 22	3113 S WESTERN AVE OKLAHOMA CITY
R105128000	MARTINEZ CASTRILLO ROBERTO	DIAZ QUIROZ DULCE SANTA	No Data	3108 S KLEIN AVE	OKLAHOMA CITY	OK	73109-2339	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 31 & 32	3108 S KLEIN AVE OKLAHOMA CITY
R105126600	DOONKEEN M EDWARD	No Data	No Data	3102 S CLEGERN ST	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 17 & 18	3109 S CLEGERN OKLAHOMA CITY
R105123400	JIMENEZ JESUS S & MARGARITA TRS	JIMENEZ 2013 REV TRUST	No Data	1028 SW 29TH ST	OKLAHOMA CITY	OK	73109-2306	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 31 & 32	3108 S CLEGERN ST OKLAHOMA CITY
R105122000	DAEMI ALI A TRS	DAEMI ALI A LIVING TRUST	No Data	PO BOX 83372	OKLAHOMA CITY	OK	73148	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 17 & 18	3109 S WESTERN AVE OKLAHOMA CITY
R105128200	KDS ENTERPRISES LLC	No Data	No Data	440 NW 47TH ST	OKLAHOMA CITY	OK	73118	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 33 & 34	3104 S KLEIN AVE OKLAHOMA CITY
R105126400	ZUNIGA EFRAIN	MORENO RAMIREZ MARIA D	No Data	3105 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2326	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 15 & 16	3105 S CLEGERN ST OKLAHOMA CITY
R105123600	DOONKEEN M EDWARD JR & BONNIE LIM	No Data	No Data	3102 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2327	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 33 & 34	3104 S CLEGERN OKLAHOMA CITY
R104240200	LOPEZ ALICIA	No Data	No Data	1004 SW 30TH ST	OKLAHOMA CITY	OK	73109-2312	TAYLOR SMITH ADD	001	000	TAYLOR SMITH ADD 001 000 LOTS 3 & 4	1004 SW 30TH ST OKLAHOMA CITY
R104240100	MARTINEZ EMILIO	No Data	No Data	1000 SW 30TH ST	OKLAHOMA CITY	OK	73109-2312	TAYLOR SMITH ADD	001	000	TAYLOR SMITH ADD 001 000 LOTS 1 & 2	1000 SW 30TH ST OKLAHOMA CITY
R105128400	WELLS ALICE E	No Data	No Data	1830 N MARKWELL AVE	OKLAHOMA CITY	OK	73127-1042	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 35 & 36	3102 S KLEIN AVE OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/14/2023**

R105126200	KINNEY ENTERPRISES 2 LLC	No Data	No Data	PO BOX 5633	EDMOND	OK	73083	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 13 & 14	3101 S CLEGERN ST OKLAHOMA CITY
R105123800	DOONKEEN MARSHALL EDWARD	DOONKEEN MARSHALL	No Data	3102 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2327	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 35 & 36	3102 S CLEGERN ST OKLAHOMA CITY
R105121600	DAEMI ALI A TRS	DAEMI ALI A LIVING TRUST	No Data	PO BOX 83372	OKLAHOMA CITY	OK	73148	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 13 THRU 16	3101 S WESTERN AVE OKLAHOMA CITY
R105128600	RANGEL AUDELIA	No Data	No Data	315 SW 34TH ST	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 37 & 38	3026 S KLEIN AVE OKLAHOMA CITY
R105126000	GILBERT SALLY PER REP	YOUNG JUANITA EST	No Data	3030 NW EXPWY #410, Unit 200	OKLAHOMA CITY	OK	73112	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 11 & 12	3023 S CLEGERN OKLAHOMA CITY
R105124000	CARDENAS CRUZ J	No Data	No Data	3016 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2325	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 37 & 38	3016 S CLEGERN ST OKLAHOMA CITY
R104029550	ESPINO ISMAEL F & ISIS P	No Data	No Data	8 W RANCHWOOD DR	OKLAHOMA CITY	OK	73139	BOWERS ADDITION	001	000	BOWERS ADDITION 001 000 S45FT OF E15FT LOT 43 & S45FT OF LOTS 44 & 45	1007 SW 30TH ST OKLAHOMA CITY
R104029600	BOTELLO ALMA DIANA CORDOVA	No Data	No Data	3021 S KLEIN AVE	OKLAHOMA CITY	OK	73109-2336	BOWERS ADDITION	001	000	BOWERS ADDITION 001 000 S45FT LOTS 46 THRU 48	3021 S KLEIN AVE OKLAHOMA CITY
R105125800	QUIROZ JUAN	No Data	No Data	2610 SW 57TH PL	OKLAHOMA CITY	OK	73119-5827	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 9 & 10	3017 S CLEGERN OKLAHOMA CITY
R105124200	PARADISE HOMES DEVELOPMENT LLC	No Data	No Data	916 SW 29TH ST	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 39 & 40	3014 S CLEGERN ST OKLAHOMA CITY
R105128800	MIRELES SONIA REV TRUST	MIRELES BAUDELIO MARTIN REV TRUST	No Data	14200 SW 29TH ST	YUKON	OK	73099	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 39 & 40 & S5FT LOT 41	3016 S KLEIN AVE OKLAHOMA CITY
R104029200	CALDERA FLORENCIO	ANGEL LUCILA DEL	CALDERA ALONDRA MAGDALENA	3017 S KLEIN AVE	OKLAHOMA CITY	OK	73109-2336	BOWERS ADDITION	001	000	BOWERS ADDITION 001 000 N45FT OF S90FT OF E15FT LOT 43 & N45FT OF S90FT LOTS 44 THRU 48	3017 S KLEIN AVE OKLAHOMA CITY
R105129000	DOONKEEN MARSHALL E	LIM BONNIE	No Data	3102 S CLEGERN ST	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 N20FT LOT 41 & ALL LOT 42	3012 S KLEIN AVE OKLAHOMA CITY
R105125600	FITZGERALD MAX DALE CO TRS	STALLINGS SUSAN R CO TRS	FITZGERALD MAX DALE REV TRUST	9400 S SANTA FE AVE	OKLAHOMA CITY	OK	73139	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 7 & 8	3011 S CLEGERN OKLAHOMA CITY
R105121200	AGUASCALIENTES LOPEZ CORPORATION	& CALVILLO BANUELOS CORPORATION	No Data	1211 SW 59TH ST	OKLAHOMA CITY	OK	73109-4906	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 7 THRU 12	3017 S WESTERN AVE OKLAHOMA CITY
R104029900	PEREZ SERGIO RAUL GARCIA	OZAETA MARISELA FLORES	No Data	3013 S KLEIN AVE	OKLAHOMA CITY	OK	73109	BOWERS ADDITION	001	000	BOWERS ADDITION 001 000 S45FT OF N47 1/2FT OF E15FT OF LOT 43 & S45FT OF N47 1/2FT OF LOTS 44 THRU 48	3013 S KLEIN AVE OKLAHOMA CITY
R104028900	OKLAHOMA COUNTY	No Data	No Data	320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	BOWERS ADDITION	001	000	BOWERS ADDITION 001 000 N2 1/2FT OF LOTS 44 THRU 48	0 UNKNOWN OKLAHOMA CITY
R105129200	DOONKEEN MARSHALL EDWARD	DOONKEEN MARSHALL & STELLA	No Data	3102 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2327	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 43 & 44	3008 S KLEIN AVE OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/14/2023**

R105125400	FITZGERALD MAX DALE CO TRS	STALLINGS SUSAN R CO TRS	FITZGERALD MAX DALE REV TRUST	9400 S SANTA FE AVE	OKLAHOMA CITY	OK	73139-8728	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 5 & 6	3009 S CLEGERN OKLAHOMA CITY
R105120600	AGUASCALIENTES LOPEZ CORPORATION	No Data	No Data	1211 SW 59TH ST	OKLAHOMA CITY	OK	73109-4906	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 3 THRU 6	3005 S WESTERN AVE OKLAHOMA CITY
R104020400	RAMSEY FAMILY TRUST	No Data	No Data	701 SW 29TH ST	OKLAHOMA CITY	OK	73109	BOWERS ADDITION	001	000	BOWERS ADDITION 001 000 LOTS 1 THRU 10 & E20FT OF LOT 11	1010 SW 29TH ST OKLAHOMA CITY
R105125000	RIVAS HUGO ALBERTO	RIVAS ANTONIO JR	No Data	15400 SUMMIT PARKE DR	EDMOND	OK	73013	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 W60FT LOTS 1 THRU 4	934 SW 29TH ST OKLAHOMA CITY
R105129400	944 SW 29 LLC	No Data	No Data	PO BOX 20031	OKLAHOMA CITY	OK	73156-0031	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 LOTS 45 THRU 48	944 SW 29TH ST OKLAHOMA CITY
R105125200	YOUNG ROY THOMAS	No Data	No Data	1912 INGLEWOOD DR	NORMAN	OK	73071-3860	CANADIAN HEIGHTS ADD	002	000	CANADIAN HEIGHTS ADD 002 000 E80FT LOTS 1 THRU 4	930 SW 29TH ST OKLAHOMA CITY
R105124800	TAHERI BOB & NAZLI	No Data	No Data	916 SW 29TH ST	OKLAHOMA CITY	OK	73109	CANADIAN HEIGHTS ADD	001	000	CANADIAN HEIGHTS ADD 001 000 LOTS 41 THRU 48	914 SW 29TH ST OKLAHOMA CITY



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

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

(Revision Date)

(Revision Date)

PREPARED BY:

(CORPORATION / PARTNERSHIP) Nelson MBM Investments
(AGENT) Andy Nelson
(ADDRESS) 13408 Old Iron Rd
(CITY, STATE, ZIP) Edmond OK 73013
(AREA CODE and PHONE) 405 863 8846
(E-MAIL ADDRESS)

Andy@NelsonLandscapingOK.com

SPUD-(number) MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **(Base Zoning) District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply: *R3*

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

(List Use Unit Classification (s))

- 1.1 **Minimum Lot Size:** *120/1750 sq ft.*
 - 1.2 **Minimum Lot Width:** *100 ft. I would like to change this to the existing 58 ft.*
2. **Maximum Building Height:**
2, 5 stories or 35 ft.
3. **Maximum Building Size:**
120/1750 sq ft.

4. **Maximum Number of Buildings:**

2

5. **Building Setback Lines**

Front Yard: 26.5'

Rear Yard: 10

Side Yard: 5

Corner Side Yard:

6. **Sight-proof Screening:**

7. **Landscaping:**

8. **Signs:** no signs necessary

8.1 **Free standing accessory signs**

8.2 **Attached signs**

8.3 **Non-Accessory Signs**

8.4 **Electronic Message Display signs**

9. **Access:**

2 access points

10. **Sidewalks**

existing only

II. **Other Development Regulations:**

1. **Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. **Open Space:**

73%

3. Street Improvements:

4. Site Lighting:

n/a
n/a

5. Dumpsters:

(3) city trash cans (2) for main house (1) for adu

6. Parking:

Adu will have parking for 2 vehicles, south of unit. Main house has parking

7. Maintenance:

n/a

8. Drainage:

none needed

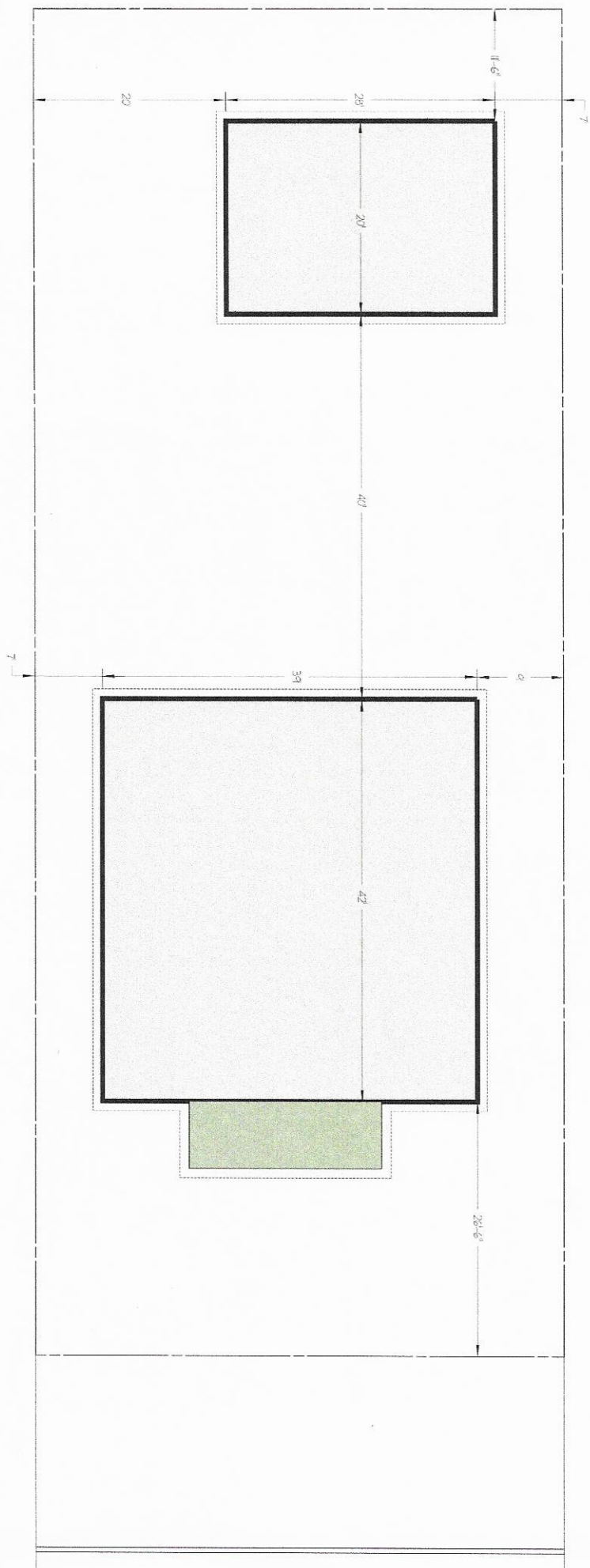
9. Other:

for 3 vehicles to the west, one to the east, & street parking

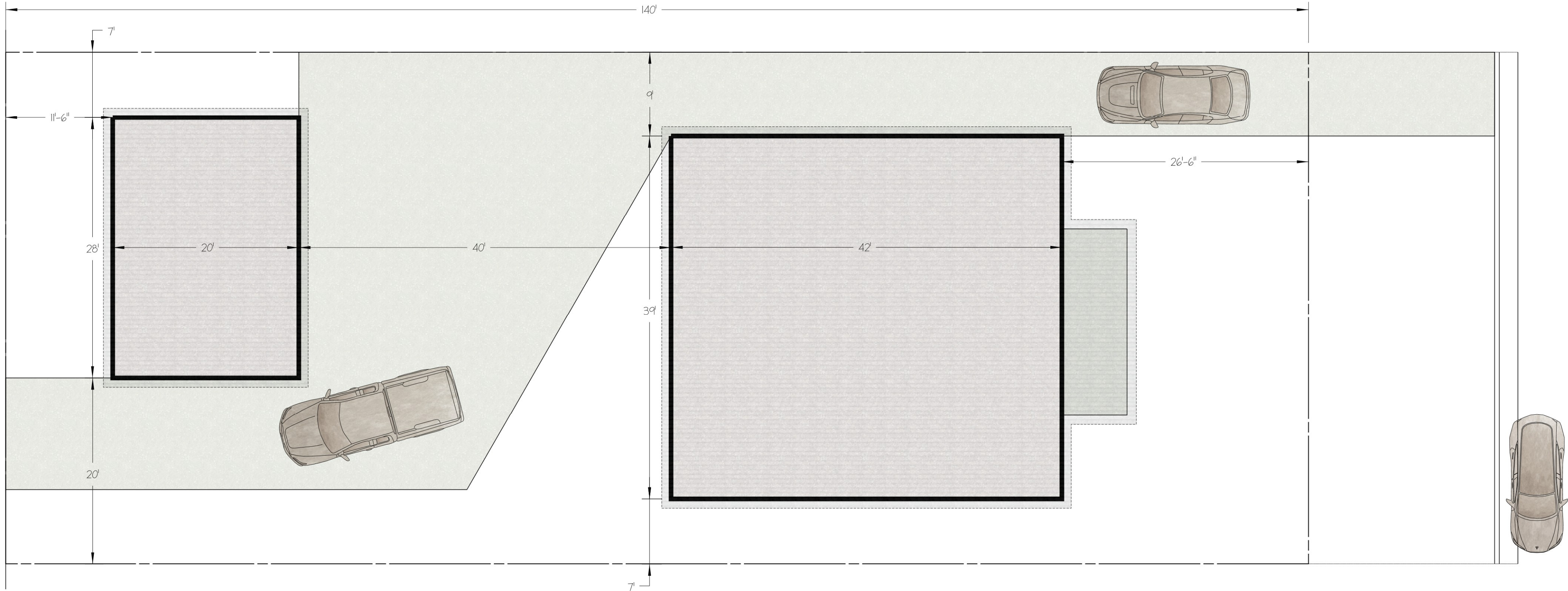
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan



Back Alley



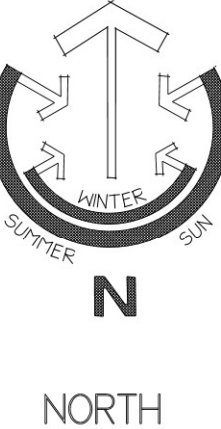
S Clegern St

NELSON RESIDENCE

3023 S Clegern
Oklahoma City, OK

SCALE 1" = 8'
DATE 1/10/24
DRAWING # LS-00

Designer: AJM



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Before You Dig

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