



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**  
SW 23rd St. & S. Portland Ave.

Project Name  
2421 S. Portland Ave.  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Office/commercial development.  
 Summary Purpose Statement / Proposed Development

Staff Use Only:	1690
Case No.:	SPUD - _____
File Date:	<u>10-29-24</u>
Ward No.:	<u>W3</u>
Nbhd. Assoc.:	<u>Riverpark NA</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>C-3</u>
Overlay:	<u>AE-2</u>

2.36 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):

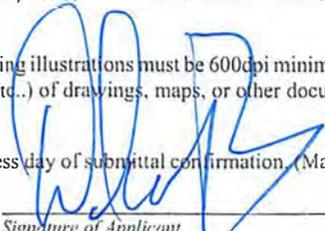
\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 City, State, Zip Code

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email

  
 \_\_\_\_\_  
 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@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.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.

2021070201117887 B: 14807 P: 150  
07/02/2021 01:12:43 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$75.00  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



Record & Return to: )  
)  
BMI Systems Corp )  
Stacey Overton )  
913 N Broadway Ave. )  
Oklahoma City, OK 73102 )  
)  
)

Tax Parcel ID: 077471759

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## QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Woodcrest Realty Co., LLC, an Oklahoma limited liability company, formerly known as Woodcrest Realty Co. ("Grantor") hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS TO BMI Systems Corp., an Oklahoma corporation ("Grantee") and whose mailing address is 913 N Broadway Ave. Oklahoma City, OK 73102, all right title, interest and claim to the following real estate property located at 2401 S Portland Ave. in the City of Oklahoma City, located in the County of Oklahoma and State of Oklahoma and a zip code of 73154, to wit:

Property having the following description: PACKINGHOUSE VIEW 000 000 LOTS 1 THRU 8 & E10FT LOT 9 & LOTS 43 THRU 50 BLK 1 EX E17FT LOT 1 & 50 & EX N50FT OF S85FT OF LOTS 43 THRU 50 & EX E10FT OF N50FT S85FT LOT 42 BLK 1 & N125FT OF LOTS 1 THRU 8 & E10FT OF LOT 9 BLK 8 EX E17FT LOT 1 PLUS ALL VAC STS ADJ SD BLK.

**FOR VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 6/11/2021, and that the Grantor makes no promises as to ownership of title to the above referenced Property, but simply agrees to transfer whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right to title to the aforesaid property, premises or appurtenances or any part thereof.

Signed and delivered this 11<sup>th</sup> day of June, 2021

*Signatures and Notary Acknowledgements on next page*

Woodcrest Realty Co., LLC



By: Phil Slaughter its Manager

**ACKNOWLEDGEMENT**

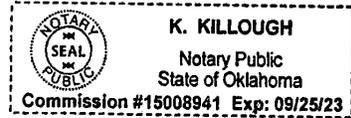
STATE OF: Oklahoma )  
 ) SS.  
COUNTY OF: Oklahoma )

This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2021, by Philip Slaughter as Manager of Woodcrest Realty Co., LLC, an Oklahoma Limited Liability Company.

  
Notary Public

Commission Expires: 09/25/23

My Commission No: ~~09/25/23~~ <sup>KK</sup> 15008941



**Exhibit A**  
**Legal Description**

**DESCRIPTION TRACT "A"**

A 0.91 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S89°49'05"W, WITH THE NORTHERLY LINE OF SAID SE/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.33 FEET; THENCE S89°09'18"W A DISTANCE OF 192.92 FEET; THENCE N00°16'38"W A DISTANCE OF 205.56 FEET TO THE AFOREMENTIONED NORTHERLY LINE; THENCE N89°49'05"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 192.97 FEET TO THE POINT OF BEGINNING CONTAINING 39,445 SQUARE FEET OR 0.91 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

THIS DESCRIPTION WAS PREPARED BY LEE ALLEN SCHROEDER, OKLAHOMA PLS 1502 ON OCTOBER 22, 2024.

**DESCRIPTION TRACT "B"**

A 0.90 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S00°15'46"E, WITH THE EASTERLY LINE OF SAID SE/4, A DISTANCE OF 256.43 FEET; THENCE S89°46'46"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.54 FEET; THENCE S89°49'05"W A DISTANCE OF 192.85 FEET; THENCE N00°16'38"W A DISTANCE OF 203.41 FEET; THENCE N89°46'46"E A DISTANCE OF 192.90 FEET TO THE POINT OF BEGINNING CONTAINING 39,246 SQUARE FEET OR 0.90 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

THIS DESCRIPTION WAS PREPARED BY LEE ALLEN SCHROEDER, OKLAHOMA PLS 1502 ON OCTOBER 22, 2024.

## LETTER OF AUTHORIZATION

I, David North / BMI Systems Corp or,  
*Property Owner of Record*

\_\_\_\_\_ authorize,  
*Agent of the Property Owner of Record and Title*

Williams, Box, Forshee & Bullard, P.C. & Crafton Tull  
*Designated Representatives*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:  \_\_\_\_\_  
BA290A0E33D7407  
*Signature*

Title: CEO  
*Manager Proprietor*

Date: 10/14/2024  
*MM/DD/YYYY*



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MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1842	R077471759	BMI SYSTEMS CORP		913 N BROADWAY AVE	OKLAHOMA CITY	OK	73102	PACKINGHOUSE VIEW	0	0	PACKINGHOUSE VIEW 000 000 LOTS 1 THRU 8 & E10FT LOT 9 & LOTS 43 THRU 50 BLK 1 EX E17FT LOT 1 & 50 & EX N50FT OF S85FT OF LOTS 43 THRU 50 & EX E10FT OF N50FT S85FT LOT 42 BLK 1 & N125FT OF LOTS 1 THRU 8 & E10FT OF LOT 9 BLK 8 EX E17FT LOT 1 PLUS ALL VAC STS ADJ SD BLK (SUBJECT PROPERTY WITHIN)	2401 S PORTLAND AVE OKLAHOMA CITY
1841	R090231420	AUTO SELECTION INC		2300 RANCH HOUSE RD	EDMOND	OK	73034	STRICKLIN	6	0	STRICKLIN 006 000 E200FT OF LOT 1	2201 S PORTLAND AVE, Unit A OKLAHOMA CITY
1841	R090231445	SHEPHERD BOB	CAHILL WAYNE	PO BOX 271533	OKLAHOMA CITY	OK	73137	STRICKLIN	6	0	STRICKLIN 006 000 PRT LOT 1 BEG 200FT W OF NE/C S TO S LINE & PAR OF E LINE 260.88FT W28.74FT NWLY 74.83FT N239.22FT TO N LINE TH E100FT TO BEG	3704 SW 21ST ST OKLAHOMA CITY
1841	R090231450	SANVI LLC		3724 SW 21ST ST	OKLAHOMA CITY	OK	73108	STRICKLIN	0	0	STRICKLIN PT LT 1 BLK 6 BEG 28.19FT SW OF NW/C LT 1 TH SW165.57FT TO SW/C TH SE86.25FT N186.69FT TO BEG CONT 7140 SQ FT PLUS BEG AT NW/C LOT 1 TH E63.11FT S239.22FT WLY 81.16FT NWLY 186.69FT NELY 28.19FT TO BEG	3724 SW 21ST ST OKLAHOMA CITY
1841	R132383000	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 11 11N 4W	0	0	UNPLTD PT SEC 11 11N 4W 000 000 PT NE4 SEC 11 11N 4W BEING PT OF GOVT LOT 6 & PT OF S/2 OF OLD NORTH CANADIAN RIVER CHANNEL DESCRIBED AS BEG AT SE/C NE4 TH N194.45FT TO CENTER LINE OF CHANNELTH SWLY ALONG CENTER LINE 278.31FT NWLY ALONG CENTER LINE 264.22FT NWLY ALONG CENTER LINE 592.41FT NWLY ALONG LINE 262.28FT NWLY ALONG LINE 23.86FT S823.33FT TO A POINT ON S LINE NE4 TH E1171.94FT TO BEG EX BEG 1872.8FT S & 1090.7FT W OF NE/C NE4 TH NW73.92FT NW23.86FT S50.26FT E82.19FT TO BEG CONT .0553 ACR	2205 S PORTLAND AVE OKLAHOMA CITY
1842	R077471570	PEREZ BARRAGON FABIAN	BAEZ DE PEREZ KARINA	2546 SPRINGRIDGE RD	GUTHRIE	OK	73044-8270	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 S15FT LOTS 1 THRU 25 & ALL OF LOTS 26 THRU 28 IN BLK 7 & S15FT OF LOTS 1 THRU 25 EX E17FT OF LOT 1 IN BLK 8 PLUS VAC STREET BETWEEN BLK 7 & 8	3845 SW 24TH ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2900601-OK99

DATE PREPARED: OCTOBER 28, 2024  
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

1842	R077471755	STONETOWN STONEBROOK LLC		720 S COLORADO BLVD STE 1150N	GLENDALE	CO	80246- 1930	PACKINGHOUSE VIEW	0	0	PACKINGHOUSE VIEW 000 000 LOTS 10 THRU 41 & W15FT OF LOTS 9 & 42 & N50FT OF S85FT LOTS 43 THRU 50 & E10FT OF N50FT OF S85FT LOT 42 BLK 1 & LOTS 1THRU 50 BLK 2 & N125FT LOTS 1 THRU 25 BLK 7 & N125FT LOTS 10 THRU 25 & W15FT OF N125FT LOT 9 BLK 8 PLUS ALL VAC STS ADJSAID BLKS LESS E17FT OF N50FT OF S85FT LOT 50 BLK 1	2401 S PORTLAND AVE OKLAHOMA CITY
1842	R077471820	PRUITT DONNA		3739 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4809	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 E10FT OF LOT 29 & ALL LOTS 30 & 31	3739 SW 24TH ST OKLAHOMA CITY
1842	R077471825	KINSEY ARTHUR	KINSEY IMOGENE	3735 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4809	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 LOTS 32 & 33	3735 SW 24TH ST OKLAHOMA CITY
1842	R077471830	KINSEY ARTHUR	KINSEY IMOGENE	3735 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4809	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 LOTS 34 & 35	0 UNKNOWN OKLAHOMA CITY
1842	R077471840	OWENS KAREN L	PARMAN LYDIA BELLE CHRISTINE	3729 SW 24TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 LOTS 36 & 37	3729 SW 24TH ST OKLAHOMA CITY
1842	R077471845	OWENS JUSTIN & LINDSEY		3725 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4809	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 LOTS 38 THUR 43	3725 SW 24TH ST OKLAHOMA CITY
1842	R077471860	CHURCH OF THE FIRST BORN	GUFFIN GREG & VICTORIA TRS	3728 SW 24TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	8	0	PACKINGHOUSE VIEW 008 000 LOTS 44 THRU 49 & W8FT LOT 50	2421 S PORTLAND AVE OKLAHOMA CITY
1842	R077472000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PACKINGHOUSE VIEW	9	0	PACKINGHOUSE VIEW 009 000 E17FT LOTS 1 & 50 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1842	R077472005	VALLES SANJUANA RIOS		5105 S OLIE AVE	OKLAHOMA CITY	OK	73109	PACKINGHOUSE VIEW	9	0	PACKINGHOUSE VIEW 009 000 W8FT LOT 1 ALL LOTS 2 THRU 9 PLUS LOTS 42 THRU 49 & W8FT LOT 50	3713 SW 25TH ST OKLAHOMA CITY
1842	R077472045	MCWATERS DAN C & ROSETTA B		3720 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4810	PACKINGHOUSE VIEW	9	0	PACKINGHOUSE VIEW 009 000 LOTS 10 & 11	3720 SW 24TH ST OKLAHOMA CITY
1842	R077472055	MCWATERS DAN C & ROSETTA B		3720 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4810	PACKINGHOUSE VIEW	9	12	PACKINGHOUSE VIEW 009 012	0 UNKNOWN OKLAHOMA CITY
1842	R077472060	GUFFIN GREG & VICTORIA		3728 SW 24TH ST	OKLAHOMA CITY	OK	73108- 4810	PACKINGHOUSE VIEW	9	0	PACKINGHOUSE VIEW 009 000 LOTS 13 THRU 15	3728 SW 24TH ST OKLAHOMA CITY
1842	R077472062	GUFFIN GREG P & VICTORIA G	GUFFIN JONATHAN GLEN	3732 SW 24TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	9	0	PACKINGHOUSE VIEW 009 000 LOTS 16 & 17	3732 SW 24TH ST OKLAHOMA CITY
1847	R089978370	AGUIRRE JUAN		1808 SW 24TH ST	MOORE	OK	73160	ZURLINE PARK ADD	17	0	ZURLINE PARK ADD 017 000 LOTS 20 & 21	2510 S PORTLAND AVE OKLAHOMA CITY

OWNERSHIP REPORT  
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1847	R089978430	CONDOR PASA LLC		4600 S AGNEW AVE	OKLAHOMA CITY	OK	73119-4834	ZURLINE PARK ADD	17	0	ZURLINE PARK ADD 017 000 LOTS 22 & 23	2412 S PORTLAND AVE OKLAHOMA CITY
1847	R089978460	CONDOR PASA LLC		4600 S AGNEW AVE	OKLAHOMA CITY	OK	73119-4834	ZURLINE PARK ADD	17	0	ZURLINE PARK ADD 017 000 LOTS 24 THRU 27 EX W17FT	2418 S PORTLAND AVE OKLAHOMA CITY
1847	R089978470	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	ZURLINE PARK ADD	17	0	ZURLINE PARK ADD 017 000 W17FT OF LOTS 24 THRU 27 & W17FT LOTS 31 THRU 34	0 UNKNOWN OKLAHOMA CITY
1847	R089978520	MITCHELL CHANCE & HALEY		PO BOX 879	MUSTANG	OK	73064-0879	ZURLINE PARK ADD	17	0	ZURLINE PARK ADD 017 000 LOTS 28 THRU 30	2400 S PORTLAND AVE OKLAHOMA CITY
1847	R089978550	MITCHELL CHANCE		PO BOX 879	MUSTANG	OK	73064-0879	ZURLINE PARK ADD	17	0	ZURLINE PARK ADD 017 000 LOTS 31 THRU 34 EX W17FT	2320 S PORTLAND AVE OKLAHOMA CITY
1848	R088416020	TSSO LAND DEVELOPMENT LLC		916 N MAIN	STILLWATER	OK	74075	ROCKWOOD ADDITION	33	0	ROCKWOOD ADDITION 033 000 LOTS 13 THRU 21 & W3FT OF 22 PLUS 75FT VAC ST ADJ LOT 13 ONW	3601 SW 22ND ST OKLAHOMA CITY
1848	R088419600	CALWEST INVESTMENTS LLC		8701 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2436	ROCKWOOD ADDITION	40	0	ROCKWOOD ADDITION 040 000 LOTS 7 THRU 18	3612 SW 22ND ST OKLAHOMA CITY
1848	R088419650	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	ROCKWOOD ADDITION	40	0	ROCKWOOD ADDITION 040 000 W17FT OF LOT 22 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1848	R088419675	NGUYEN KRISTY NGOC		5433 CARLTON RD	NEW PRT RCHY	FL	34652-1616	ROCKWOOD ADDITION	40	0	ROCKWOOD ADDITION 040 000 LOTS 19 THRU 22 EX W17FT OF LOT 22	3644 SW 22ND ST OKLAHOMA CITY
1848	R090231225	REED STANLEY SR & DAWNITA M		104747 S HIGHWAY 177	MCCLOUD	OK	74851-9616	STRICKLIN	3	0	STRICKLIN 003 000 PT OF LOT 2 BEG 176.57FT S OF NW/C SD LOT TH S243.64FT NE103.43FT NE173.83FT NE15.12FT NE52FT W205.09FT TO BEG	2200 S PORTLAND AVE OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**SW 23<sup>rd</sup> St. & S. Portland Ave**

**October 29, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

[kturner@wbflaw.com](mailto:kturner@wbflaw.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, 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 **C-3 Community Commercial 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:

8300.1	Administrative and Professional Offices
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.58	Personal Services: General
8300.59	Personal Services: Restricted

- 8300.61 Repair Services: Consumer
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8350.16 Wholesaling, Storage, and Distribution: Restricted

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of building shall be in accordance with the base zoning district.

**5. Building Setback Lines**

- North: 20 feet
- South: 20 feet
- East: 15 feet
- West: 15 feet

**6. Sight-Proof Screening:**

No less than a six-foot and no greater than an eight-foot-high fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, and shall be solid and opaque.

**7. Landscaping:**

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 On-Premise 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 Off-Premise Signs**

Non-accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**  
Access may be taken from S. Portland Ave.

**10. Sidewalks**  
Sidewalks shall not be required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**  
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, architectural metal, 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 concrete block buildings shall not be permitted.

**2. Open Space:**  
N/A.

**3. Street Improvements:**  
N/A.

**4. Site Lighting:**  
The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**  
Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

**6. Parking:**  
The design and number of all parking facilities in this SPUD 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**

**DESCRIPTION TRACT "A"**

A 0.91 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S89°49'05"W, WITH THE NORTHERLY LINE OF SAID SE/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.33 FEET; THENCE S89°09'18"W A DISTANCE OF 192.92 FEET; THENCE N00°16'38"W A DISTANCE OF 205.56 FEET TO THE AFOREMENTIONED NORTHERLY LINE; THENCE N89°49'05"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 192.97 FEET TO THE POINT OF BEGINNING CONTAINING 39,445 SQUARE FEET OR 0.91 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

THIS DESCRIPTION WAS PREPARED BY LEE ALLEN SCHROEDER, OKLAHOMA PLS 1502 ON OCTOBER 22, 2024.

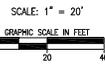
**DESCRIPTION TRACT "B"**

A 0.90 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

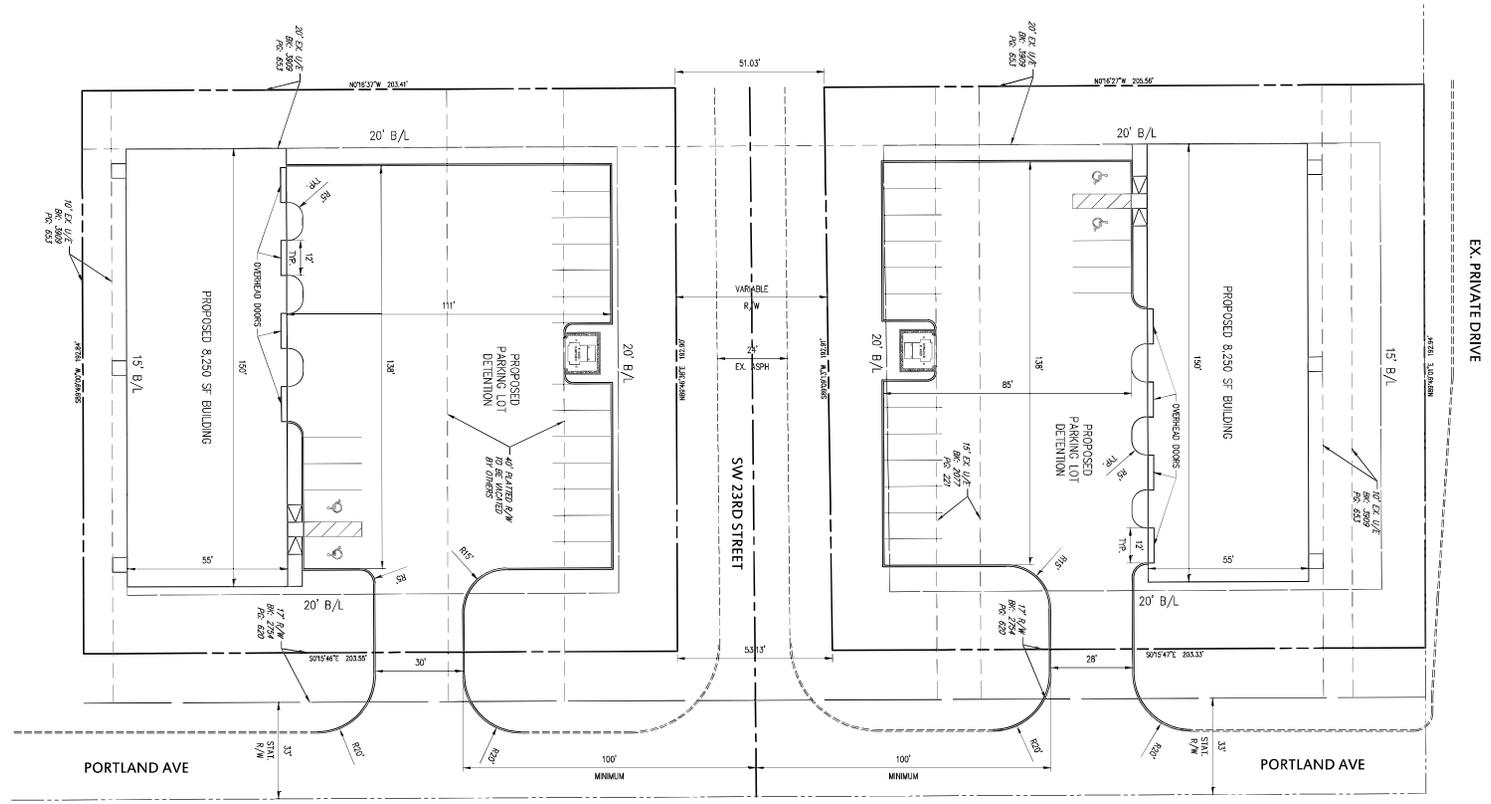
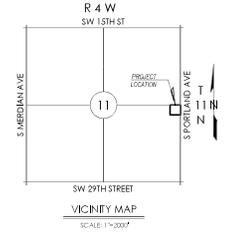
COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S00°15'46"E, WITH THE EASTERLY LINE OF SAID SE/4, A DISTANCE OF 256.43 FEET; THENCE S89°46'46"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.54 FEET; THENCE S89°49'05"W A DISTANCE OF 192.85 FEET; THENCE N00°16'38"W A DISTANCE OF 203.41 FEET; THENCE N89°46'46"E A DISTANCE OF 192.90 FEET TO THE POINT OF BEGINNING CONTAINING 39,246 SQUARE FEET OR 0.90 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

THIS DESCRIPTION WAS PREPARED BY LEE ALLEN SCHROEDER, OKLAHOMA PLS 1502 ON OCTOBER 22, 2024.



**MASTER DEVELOPMENT PLAN  
OF  
PORTLAND AVE. COMMERCIAL**  
A PART OF SECTION 11, T11N, R4W  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE - EXISTING ROAD CURBS AND CENTERLINES SHOWN ARE APPROXIMATE

**OWNER/DEVELOPER**  
London Construction and Development, LLC  
PO Box 1237  
Newcastle, OK 73065  
(405) 44-8600

**LEGAL DESCRIPTION**  
The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:  
Quit Claim Deed - Book 14607, Page 150  
PACKHOUSE, NEW 000 000 LOTS 1 THRU 8 & EXPT LOT 9 & LOTS 43 THRU 50 BLK 1 EX EXPT LOT 1 & 50 & EX NSPT OF SEPT OF LOTS 43 THRU 50 & EX EXPT OF NSPT LOT 42 BLK 1 & NSPT OF LOTS 1 THRU 8 & EXPT OF LOT 9 BLK 8 EX EXPT LOT 1 PLUS ALL VAC STS ADJ 50 BLK

**Exhibit B**

<b>MASTER DEVELOPMENT PLAN PORTLAND AVE. COMMERCIAL</b>	
	300 Park Parkway, Bldg 805 Tulsa, Oklahoma 74104 <b>Craftron Tull</b> civil   structural   engineering   surveys 405.767.4200   405.767.4211 www.craftron.com
SHEET NO: 1 OF 1 DATE: 10/21/2024 PROJECT NO: 24608200	