



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
G & M Auto Body Shop Project

Project Name

4420 nw 10th st OKC OK 73107

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

Staff Use Only	
Case No.: SPUD -	01432
File Date:	6/6/22
Ward No.:	3
Nbhd. Assoc.:	Friends of 10
School District:	Perdnam City
Extg Zoning:	C-3/R-1
Overlay:	

ReZoning Area (Acres or Square Feet)

OPEN A NEW BODY SHOP AND AN AUTO SALES ON THE LAND

Summary Purpose Statement / Proposed Development

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

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Francisco geovanny salanic az

Applicant's Name (please print)

4017 NW 11th ST

Applicant's Mailing Address

OKC OK 73107

City, State, Zip Code

4053148031 4058894591

Phone

emmmawanji@gmail.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.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R147822945 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. 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 OKLAHOMA }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 Ft Radius Report

filed in the office of the County Assessor
on the 31 day of May, 2022

Given under my hand and official seal this
31 day of May, 2022

County Assessor

J. W. Hoff

Deputy

Oklahoma County Assessor's
300ft Radius Report
5/31/2022

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R147823020	HODGE DAVID		1020 HARRIS AVE		OKLAHOMA CITY	OK	73107-5721	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT OF NW4 SEC 35 12N 4W KNOWN AS LOT 14 BLK 1 LEAVITTS W 10TH ST ADD UNREC	1020 HARRIS AVE OKLAHOMA CITY
R147822140	REYES LUIS & ANA		900 N FARRA DR		OKLAHOMA CITY	OK	73107-6045	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 168FT E & 593FT S OF NW/C OF NW4 TH E140FT S50FT W140FT NSOFT TO BEG OR TR 13 DUMBALD UNREC	1027 HARRIS AVE OKLAHOMA CITY
R147823990	DE LEON DE LEON MERCEDES G	DE LEON DE LEON RICHARD KELLER	820 SCHOONER ST		OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT OF NW4 SEC 35 12N 4W KNOWN AS LOT 37 BLK 1 LEAVITTS W 10TH ST ADD UNREC	937 N WARREN AVE OKLAHOMA CITY
R147822135	MCCOLLAUM JOHN A		801 SW 27TH ST		MOORE	OK	73160	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 168FT E & 543FT S OF NW/C OF NW4 TH E140FT S50FT W140FT NSOFT TO BEG OR TR 12 DUMBALD UNREC PLAT	1029 HARRIS AVE OKLAHOMA CITY
R147823010	TAL PROPERTIES LLC		9300 N BRYANT AVE		OKLAHOMA CITY	OK	73013	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 360FT E & 533FT S OF NW/C NW4 TH E135FT S60FT W135FT N60FT TO BEG AKA LOT 13 BLK 1 LEAVITTS W 10TH ST ADD UNREC	1022 HARRIS AVE OKLAHOMA CITY
R147824060	WILLIAMS CHRISTOPHER		941 N WARREN AVE		OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 630FT E & 533FT S OF NW/C NW4 TH W135FT S60FT E135FT N60FT TO BEG AKA LT 38 BLK 1 LEAVITTS W 10TH ST ADD UNREC	941 N WARREN AVE OKLAHOMA CITY
R147822325	KYLES PROPERTIES LLC		920 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107-5731	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 33FT E & 493FT S OF NW/C NW4 TH E135FT S50FT W135FT NSOFT TO BEG AKA TR 42 DUMBALD UNREC	924 N MERIDIAN AVE OKLAHOMA CITY
R147822130	RICHARDSON TONY		1031 HARRIS AVE		OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 493FT S & 168FT E OF NW/C NW4 TH E140FT S50FT W140FT NSOFT TO BEG OR TR 11 DUMBALD UNREC	1031 HARRIS AVE OKLAHOMA CITY
R147820420	WILLIAMS RONDA D KOCK		1006 N WARREN AVE		OKLAHOMA CITY	OK	73107-5749	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 685FT E & 473FT S OF NW/C OF NW4 TH S60FT E140FT N60FT W140FT TO BEG AKA TR 9 KNOX UNREC	1006 N WARREN AVE OKLAHOMA CITY

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R147823005	MBH REALTY LLC		7500 NW 23RD ST		BETHANY	OK	73008	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 360FT E & 473FT S OF NW/C NW4 TH E135FT 560FT W135FT N60FT TO BEG AKA LOT 12 BLK 1 LEAVITTS W 10TH ST UNREC	1024 HARRIS AVE OKLAHOMA CITY
R147824130	VARGAS OSCAR		4601 NW 13TH ST		OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W BLK 000 LOT 000 PT NW4 SEC 35 12N 4W KNOWN AS LOT 39 BLK 1 LEAVITTS W 10TH ST ADD UNREC ALSO DESCRIBED AS BEG 630FT E & 473FT S OF NW/C NW4 TH W135FT 560FT E135FT N60FT TO BEG	1005 N WARREN AVE OKLAHOMA CITY
R147822330	DOBBS MARK A TR5	DOBBS MARK A LIVING TRUST	928 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107-5731	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 BEG 33FT E & 443FT S OF NW/C OF NW4 TH E135FT 550FT W135FT N50FT TO BEG OR TR 43 DUMBALD UNREC PLAT PT OF SEC 35 12N 4W	928 N MERIDIAN AVE OKLAHOMA CITY
R147822125	BARILLAS CESAR A		1033 HARRIS AVE		OKLAHOMA CITY	OK	73107-5720	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 443FT S & 168FT E OF NW/C NW4 TH E140FT 550FT W140FT N50FT TO BEG AKA TR 10 DUMBALD UNREC	1033 HARRIS AVE OKLAHOMA CITY
R147820350	MARTINEZ CARLOS COLIS	ARIAS MANUELLE CT	13300 SHADY LANE		OKLAHOMA CITY	OK	73131-1268	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT OF NW4 BEG 685FT E & 413FT S OF NE/C OF NW4 TH E140FT 560FT W140FT N60FT TO BEG OR TR 8 KNOX UNREC PLAT PT OF SEC 35 12N 4W	1008 N WARREN AVE OKLAHOMA CITY
R147823000	NAVARROS GENERAL REMODELING LLC		3033 NW 11TH ST		OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 360FT E & 413FT S OF NW/C NW4 TH E135FT 560FT W135FT N60FT TO BEG AKA LOT 11 BLK 1 LEAVITTS W 10TH ST ADDN UNREC	1026 HARRIS AVE OKLAHOMA CITY
R147824200	VARGAS OSCAR & CLAUDIA		4601 NW 13TH ST		OKLAHOMA CITY	OK	73127-4013	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 630FT E & 413FT S OF NW/C NW4 TH W135FT 560FT E135FT N60FT TO BEG AKA LOT 40 BLK 1 LEAVITTS W 10TH ST ADD UNREC	1007 N WARREN AVE OKLAHOMA CITY
R147822335	PARKEY DORIS Y		PO BOX 54835		OKLAHOMA CITY	OK	73154-1835	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 33FT E & 393FT S OF NW/C NW4 TH E135FT 550FT W135FT N50FT TO BEG AKA TR 44 DUMBALD UNREC	1000 N MERIDIAN AVE OKLAHOMA CITY

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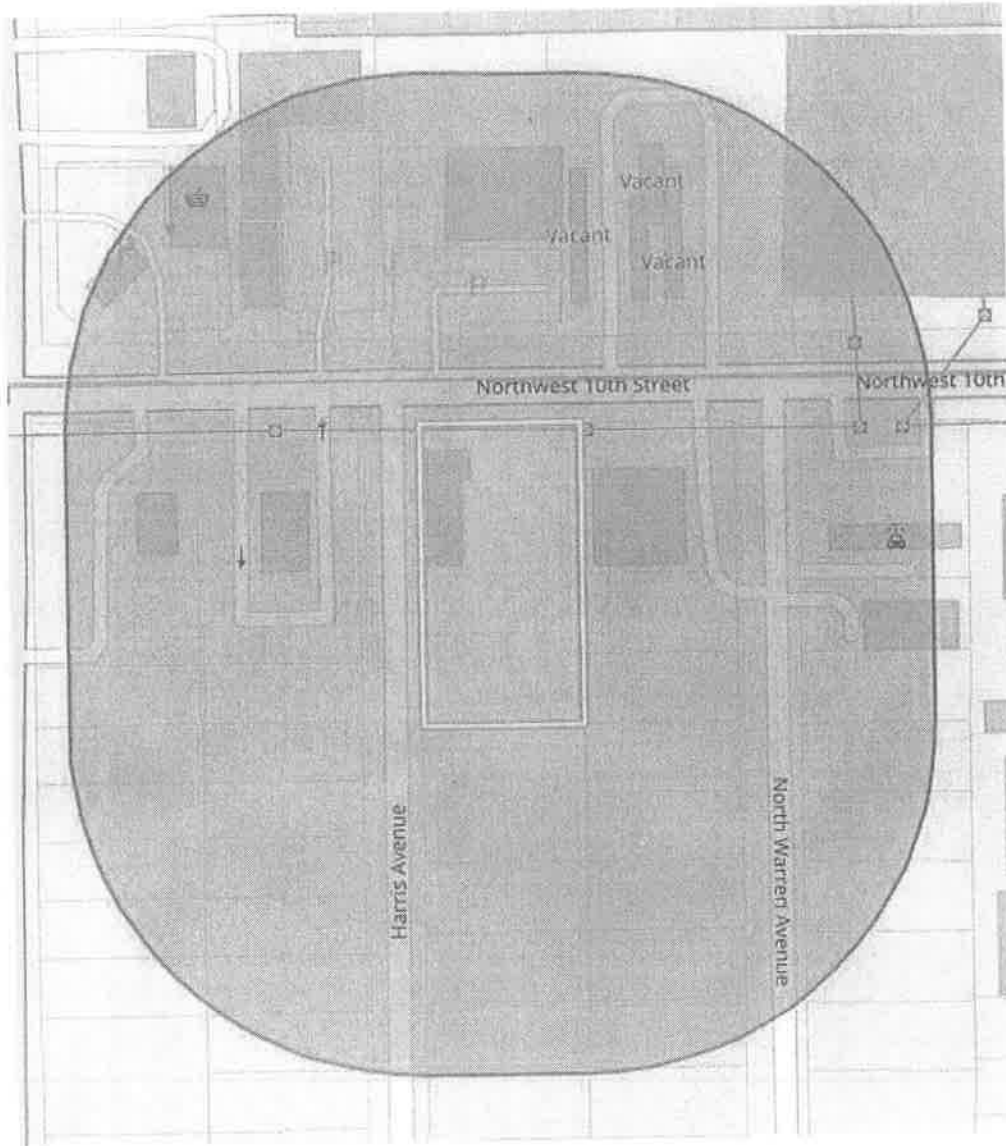
R147822120	PENNING JAMES IRVEN		1035 HARRIS AVE		OKLAHOMA CITY	OK	73107-5720	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 168FT E & 393FT S OF NW/C OF NW4 TH E140FT S50FT W140FT N50FT TO BEG OR TR 9 DUMBALD UNREC PLAT	1035 HARRIS AVE OKLAHOMA CITY
R147820280	KHALIL SAMIR	KHALIL NAJAYA	2108 NW 32ND ST		OKLAHOMA CITY	OK	73112-7920	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 BEG 685FT E & 353FT S OF NW/C OF NW4 TH S60FT E140FT N60FT W140FT TO BEG OR TR 7 UNREC PLAT KNOX SEC 35 12N 4W	1012 N WARREN AVE OKLAHOMA CITY
R147824270	FELTON MICHAEL EDWARD		1011 N WARREN AVE		OKLAHOMA CITY	OK	73107-5748	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 630FT E & 353FT S OF NW/C NW4 TH W135FT S60FT E135FT N60FT TO BEG AKA LOT 41 BLK 1 LEAVITTS W 10TH ST ADD UNREC	1011 N WARREN AVE OKLAHOMA CITY
R147822340	VALES ROBERTO		1004 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107-5733	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 BEG 33FT E & 343FT S OF NW/C OF NW4 TH E135FT S50FT W135FT N50FT TO BEG OR TR 45 DUMBALD UNREC PLAT PT SEC 35 12N 4W	1004 N MERIDIAN AVE OKLAHOMA CITY
R147822115	BALDERAS ARACELI	CASTRO JOSE ALBERTO ORTIZ	1037 HARRIS AVE		OKLAHOMA CITY	OK	73107-5720	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 168FT E & 343FT S OF NW/C NW4 TH E140FT S50FT W140FT N50FT TO BEG AKA TR 8 DUMBALD UNREC	1037 HARRIS AVE OKLAHOMA CITY
R147820210	ESHAUGH STEPHEN D		515 E BOEING DR		MIDWEST CITY	OK	73110-5806	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 685FT E & 293FT S OF NW/C OF NW4 TH E140FT S60FT W140FT N60FT TO BEG OR TR 6 KNOX UNREC	1016 N WARREN AVE OKLAHOMA CITY
R147822985	MALDONADO GAMALIEL REYES	BARRIOS RUBELIO LOPEZ	7401 NW 21ST ST		BETHANY	OK	73008	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 360FT E & 293FT S OF NW/C NW4 TH E135FT S120FT W135FT N120FT TO BEG AKA LOTS 9 & 10 BLK 1 LEAVITTS W 10TH ST ADD UNREC	1032 HARRIS AVE OKLAHOMA CITY
R147824340	WINKLER R E		1015 N WARREN AVE		OKLAHOMA CITY	OK	73107-5748	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT OF NW4 SEC 35 12N 4W KNOWN AS LOT 42 BLK 1 LEAVITTS W 10TH ST ADD UNREC	1015 N WARREN AVE OKLAHOMA CITY
R147822345	CRAFT TERRANCE		1008 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 33FT E & 293FT S OF NW/C NW4 TH E135FT S50FT W135FT N50FT TO BEG OR TR 45 DUMBALD UNREC	1008 N MERIDIAN AVE OKLAHOMA CITY

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R147822110	GADY BILL G & BARBARA C		1039 HARRIS AVE	OKLAHOMA CITY	OK	73107-5720	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 BEG 168FT E & 293FT S OF NW/C OF NW4 TH E140FT S50FT W140FT N50FT TO BEG OR TR 7 DUMBALD UNREC PLAT PT SEC 35 12N 4W	1039 HARRIS AVE OKLAHOMA CITY
R147822350	FLORES ADOLFO SR	FLORES ADOLFO JR	12505 WHISPERING HOLLOW DR	OKLAHOMA CITY	OK	73142	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 33FT E & 243FT S OF NW/C NW4 TH E135FT S50FT W135FT N50FT TO BEG AKA TR 47 DUMBALD UNREC	1012 N MERIDIAN AVE OKLAHOMA CITY
R147822105	WOODWARD ALFREDA		2629 NW 30TH ST	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 168FT E & 243FT S OF NW/C NW4 TH E140FT S50FT W140FT N50FT TO BEG OR TR 6 DUMBALD UNREC PLT	1041 HARRIS AVE OKLAHOMA CITY
R147820160	ALLIED GLASS INC	C/O DANNY NELSON FLEHARTY	4400 NW 10TH ST	OKLAHOMA CITY	OK	73107-5713	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 630FT E & 233FT S OF NW/C NW4 TH W135FT S60FT E135FT N60FT TO BEG AKA LOT 43 BLK 1 LEAVITT'S W 10TH ST UNREC	0 UNKNOWN OKLAHOMA CITY
R147824400	KROOS KERRY CO PER REP FOR	PUG KYLE CO PER REP FOR	3001 PARKLAWN DR	MIDWEST CITY	OK	73110	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 BEG AT PT 685FT E & 173FT S OF NW/C OF NW4 TH E140FTTH S60FT W140FT N60FT TO BEG OR TR 4 SEC 35 12N 4W	1019 N WARREN AVE OKLAHOMA CITY
R147820150	ALLIED GLASS INC	C/O DANNY NELSON FLEHARTY	4400 NW 10TH ST	OKLAHOMA CITY	OK	73107-5713	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W BLK 000 LOT 000 PT NW4 SEC 35 12N 4W BEG 685FT E & 33FT S OF NW/C OF NW4 TH S140FT E140FT N140FT W140FT TO BEG LOTS 1 2 & 3 KNOX UNREC PLAT EX N17FT	1024 N WARREN AVE OKLAHOMA CITY
R147820140	CARRILLO SANTIAGO		1829 NW 13TH ST	OKLAHOMA CITY	OK	73106	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 BEG 630FT E OF NW/C OF NW4 OF SEC 35 12N 4W LOTS 1 2 3 & 440F LEAVITT'S WEST 10TH ST ADD UNREC	4316 NW 10TH ST OKLAHOMA CITY
R147822960	FLEHARTY BETTY C TRS	FLEHARTY BETTY C REV LIVING TRUST	112 WALNUT AVE	YUKON	OK	73099-3646	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT NW4 SEC 35 12N 4W BEG 360FT E & 33FT S OF NW/C NW4 TH S260FT E135FT N260FT W135FT TO BEG AKA LOTS 4 THRU 8 LEAVITT'S WEST 10TH ST ADD UNREC	4400 NW 10TH ST OKLAHOMA CITY
R147822945	G&M AUTO BODY SHOP LLC		4017 NW 11TH ST	OKLAHOMA CITY	OK	73107	UNPLTD PT SEC 35 12N 4W	000	000		4420 NW 10TH ST OKLAHOMA CITY

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R147822020	CHUCK HOUSE INC		4430 NW 10TH ST		OKLAHOMA CITY	OK	73107-5753	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 33FT S & 173FT E OF NW/C OF NW4 TH S210FT E133FT N210FT W135FT TO BEG AKA TRS 1 2 & 5 EX W/ST TR 5 DUMBAULD UNREC	4430 NW 10TH ST OKLAHOMA CITY
R147822025	PTEM LLC		6801 N CLASSEN BLVD STE A		OKLAHOMA CITY	OK	73116-7205	UNPLTD PT SEC 35 12N 4W	000	000	UNPLTD PT SEC 35 12N 4W 000 000 PT NW4 SEC 35 12N 4W BEG 33FT S & 33FT E OF NW/C OF NW4 TH E140FT S210FT W140FT N210FT TO BEG AKA TRS 3 4 48 & W/ST TR 5 DUMBAULD UNREC	4438 NW 10TH ST OKLAHOMA CITY
R117791972	SATELLITE RC LLC		1100 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107	HILDALE 3RD	004	000	HILDALE 3RD 004 000 A TRACK IN SW/C 150FT N&S BY 150FT E&W OF LOT A	1100 N MERIDIAN AVE OKLAHOMA CITY
R133806500	MACQUISITIONS LLC		825 SAN ANTONIO RD STE 110		PALO ALTO	CA	94303-4620	UNPLTD PT SEC 26 12N 4W	000	000	UNPLTD PT SEC 26 12N 4W 000 000 PT SW4 SEC 26 12N 4W BEG SW/C OF E 1/2 OF SW4 OF SW4 OF SW4 TH N300FT E150.85FT S300FT W150.85FT TO BEG EX S50FT	4411 NW 10TH ST OKLAHOMA CITY
R117791995	NAVARRO JOSE	VAZQUEZ JOSE	6801 S WESTERN AVE STE 103		OKLAHOMA CITY	OK	73139	HILDALE 3RD	004	008	HILDALE 3RD 004 008	4423 NW 10TH ST OKLAHOMA CITY
R133804100	O G & E		PO BOX 321		OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 26 12N 4W	000	000	UNPLTD PT SEC 26 12N 4W 000 000 PT OF SW4 SEC 26 12N 4W W30FT OF S300FT OF W 1/2 OF SE4 OF SW4 OF SW4 EX S50FT PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
R133804200	O G & E		PO BOX 321		OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 26 12N 4W	000	000	UNPLTD PT SEC 26 12N 4W 000 000 PT OF SW4 SEC 26 12N 4W BEG 30FT E OF SE/C OF SW4 OF SW4 OF SW4 TH N333FT E200FT S333FT W200FT TO BEG EX N33FT EX S50FT PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
R117791987	INNOVATIVE INVESTMENTS 2004 LLC		22084 BLACK WALNUT CIR		EDMOND	OK	73012	HILDALE 3RD	004	000	HILDALE 3RD 004 000 A PT OF LOT A BEING THE N18FT OF W150FT	1120 N MERIDIAN AVE OKLAHOMA CITY
R117791985	HOUCK TYRONE L & HENRIETTA		4532 NW 11TH ST		OKLAHOMA CITY	OK	73127-4002	HILDALE 3RD	004	000	HILDALE 3RD 004 000 LOT A EX W150FT	4429 NW 10TH ST OKLAHOMA CITY



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

May 11, 2022
(Revision Date)

PREPARED BY:

(CORPORATION / PARTNERSHIP)
(AGENT)
(ADDRESS)
(CITY, STATE, ZIP)
(AREA CODE and PHONE)
(E-MAIL ADDRESS)

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 **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 |
| 8300.2 | Adult Day Care Facilities |
| 8300.5 | Alcoholic Beverage Retail Sales |
| 8300.8 | Animal Sales and Services: Grooming |
| 8300.11 | Animal Sales and Services: Kennel and Veterinary, Restricted |
| 8300.13 | Automotive: Parking Lots, as a Principal Use |
| 8300.14 | Automotive and Equipment: Cleaning and Repairs, Light Equipment |
| 8300.15 | Automotive and Equipment: Heavy Repairs, Heavy Equipment |
| 8300.22 | Bingo Parlors |
| 8300.23 | Building Maintenance Services |
| 8300.24 | Business Support Services |
| 8300.25 | Child Care Centers |
| 8300.29 | Communications Services: Limited |

8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.49	Lodging Accommodations: Bed and Breakfast
8300.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.14	Single-family Residential
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

The following use is permitted within the SPUD, and cars for sale may be displayed within the north 100 feet of the SPUD boundary:

8300.18 Automotive and Equipment: Automobile Dealerships and Malls

The following uses are permitted within the south 100 feet of the SPUD boundary provided they are screened from view per Code:

8300.21 Automotive and Equipment: Storage

8300.54 Outdoor Sales and Display, and Outdoor Storage

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** 6,000 square feet

4. **Maximum Number of Buildings:** Two primary buildings
5. **Building Setback Lines**

Front Yard:	20 feet (north)
Rear Yard:	15 feet (south)
Side Yard:	5 feet (east)
Corner Side Yard:	10 feet (west)
6. **Sight-proof Screening:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
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:** No freestanding signs will be allowed. Attached signs are permitted per Code. Electronic Messaging Display (EMD) signs are prohibited.
9. **Access:** One driveway per street frontage is permitted.
10. **Sidewalks:** Sidewalks are existing along NW 10th Street. No new sidewalks are required.

II. Other Development Regulations:

1. **Architecture:** Buildings facing NW 10th Street, exclusive of windows and doors, shall be brick, brick veneer, rock, concrete, stucco, concrete-board, or stone masonry. Metal and architectural metal is allowed on the east, west and south facades.
2. **Open Space:** Per base regulations
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. To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.
5. **Dumpsters:** Dumpsters shall be located at least 50 feet from an existing home and 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.
6. **Parking:** A minimum of 6 parking spaces shall be provided for the auto repair and the office use. Parking for other uses shall be per Code. In addition to the required parking, parking for vehicles offered for sale shall be permitted within the north 100 feet of the site. Parking for

vehicles awaiting repair shall only be located within the south 100 feet of the site, behind a building, and screened from view.

7. **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: Site Plan