



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
NE 7th St. & N. Kelley Ave.

Project Name

1004 NE 7th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1727
Case No.: SPUD -	
File Date:	3-13-25
Ward No.:	W7
Nbhd. Assoc.:	John F Kennedy NA
School District:	OKC
Extg Zoning:	R-2
Overlay:	

.1607 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 Box
Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

Email

mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.com

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.



Recording requested by & Return To:
Milestone Title & Escrow, LLC
301 NW 13th Street, Suite 105
Oklahoma City, OK 73103
File Number: 2025-1924
Doc Stamps: \$75.00

Warranty Deed

(Individual Form)

Know All Men By These Presents that **Stacy Sanders, Trustee of Stacy Sanders, Trustee of the Stacy B. Sanders Revocable Trust, dated June 16 2018 and Veda Marcel Knight, a single person**, party (ies) of the first part, in consideration of the sum of TEN & 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 **D & I Properties LLC**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

All of Lots Seventeen (17) and Eighteen (18), Block Thirty-three (33), OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, shown by the recorded plat thereof.

Property Address: 1004 Northeast 7th Street, Oklahoma City, OK 73117

Parcel ID: _____

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 28th day of February, 2025

Stacy Sanders, Trustee of the Stacy B. Sanders Revocable Trust, dated June 16 2018

By: *Stacy Sanders*
Stacy Sanders, Trustee

Signed and delivered this 28th day of February, 2025

Veda K. Gray

Veda Marcel Knight

INDIVIDUAL ACKNOWLEDGMENT – OKLAHOMA FORM

STATE OF OKLAHOMA

}

}

ss:

COUNTY OF Oklahoma

}

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of February, 2025 personally appeared **Stacy Sanders, Trustee of Stacy Sanders, Trustee of the Stacy B. Sanders Revocable Trust, dated June 16 2018 and Veda Marcel Knight, a single person,** to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires: 09/08/2025

Commission No.: 21011872

Casey Johnson

Notary Public

Notarized online using audio-video communication

Mail Tax Statements To:
3317 Northwest 175th Street
Edmond, OK 73013

Casey Johnson
Electronic Notary Public
State of Oklahoma
Commission #: 21011872
Commission Expires: 09/08/2025

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

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

STATE OF OKLAHOMA)

) ss.

COUNTY OF Oklahoma)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Iman Dangora

(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 Manager (role, such as titled officer or trustee) of D & I 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 or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) 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 60 O.S. § 121 or any other state or 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.
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.

AFFIANT, individually and as authorized agent of the Entity

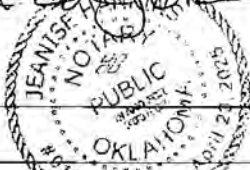
The foregoing instrument was subscribed and sworn to before me this March 3 day of March, 2025, by Iman Dangora

Date

NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

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

STATE OF OKLAHOMA

}

ss.

COUNTY OF Oklahoma

}

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Dominic Dangora

(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 Manager (role, such as titled officer or trustee) of D & I 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 or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) 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 60 O.S. § 121 or any other state or 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.
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.

AFFIANT, individually and as authorized agent of the Entity

Date

The foregoing instrument was subscribed and sworn to before me this

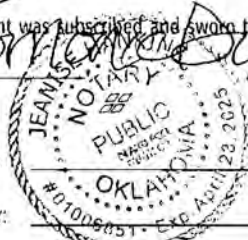
day of

20

, by

My Commission Expires:

My Commission Number:



NOTARY PUBLIC

Exhibit A
Legal Description

Lot 17 & 18, Block 33, OAK PARK ADDITION

LETTER OF AUTHORIZATION

I, Dominic Dangora or,
Property Owner of Record

authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

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: Dominic Dangora
Signature

Title: Manager / D & I Properties, LLC
Manager / Proprietor

Date: 3/7/2025
MM/DD/YYYY

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:

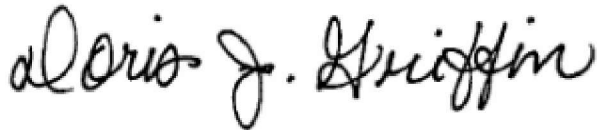
All of Lots Seventeen (17), and Eighteen (18), Block Thirty-three (33), in OAK PARK ADDITION to Oklahoma City, Oklahoma County, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), 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: March 3, 2025 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2920768-OK99

OWNERSHIP REPORT
FILE NUMBER 2920768-OK99

EFFECTIVE DATE: MARCH 3, 2025
DATE PREPARED: MARCH 10, 2025

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2733	R021688840	SPENCER WILLIAM H LF EST; SANDERS STACY TRS & REV TRUST; KNIGHT VEDA M	1238 PIERCE ST	SAN FRANCISCO	CA	94115	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD 033 000 LOTS 17 & 18 (SUBJECT PROPERTY)	1004 NE 7TH ST OKLAHOMA CITY
2733	R021687030	UNITED STATES POSTAL SERVICE	601 N KELLEY AVE	OKLAHOMA CITY	OK	73117	OAK PARK AMENDED ADD	023	000	OAK PARK AMENDED ADD 023 000 S58FT OF S 1/2 BLK 23 & N150FT BLK 34	601 N KELLY AVE OKLAHOMA CITY
2733	R021686810	BOARD OF REGENTS UNIVERSITY OF OKLAHOMA	PO BOX 26901	OKLAHOMA CITY	OK	73126- 0901	OAK PARK AMENDED ADD	023	000	OAK PARK AMENDED ADD 023 000 BEG 110FT W OF NE/C BLK 23 TH W110FT S242FT E110FT N242FT TO BEG	920 NE 8TH ST OKLAHOMA CITY
2733	R021686815	BOARD OF REGENTS UNIVERSITY OF OKLAHOMA	PO BOX 26901	OKLAHOMA CITY	OK	73126- 0901	OAK PARK AMENDED ADD	023	000	OAK PARK AMENDED ADD 023 000 PT BLK 23 & PT VAC ALLEY ADJ BEG 10FT W NE/C SD BLK 23 TH W100FT S242FT E110FT N ALONG E LINE BLK 23 232FT TO A POINT 10FT S NE/C BLK 23 NWLY 14.14FT TO BEG	934 NE 8TH ST OKLAHOMA CITY
2733	R021687150	NELSON JEWELL	1005 NE 7TH ST	OKLAHOMA CITY	OK	73117- 1421	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 23 & 24	1005 NE 7TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2920768-OK99

EFFECTIVE DATE: MARCH 3, 2025
DATE PREPARED: MARCH 10, 2025

2733	R021687140	HSF INC	865 RESEARCH PARKWAY STE 530	OKLAHOMA CITY	OK	73104	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 21 & 22	1001 NE 7TH ST OKLAHOMA CITY
2733	R021687120	HEALTH SCIENCES FACILITIES INC	865 RESEARCH PARKWAY STE 530	OKLAHOMA CITY	OK	73104	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 17 & 18	1004 NE 8TH ST OKLAHOMA CITY
2733	R021687130	HURST BRIAN H & JAMI K	3650 E CHEADLE RD	MILBURN	OK	73450	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 19 & 20 EX BEG NW/C LT 20 TH S10FT NE14.142FT W10FT TO BEG	816 N KELLEY AVE OKLAHOMA CITY
2733	R021687110	KHALIL SAMIR & NAJAYA TRS; KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162- 6962	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 15 & 16	1010 NE 8TH ST OKLAHOMA CITY
2733	R021687160	ROBINSON ROBBIA B	1011 NE 7TH ST	OKLAHOMA CITY	OK	73117- 1421	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 25 & 26	1011 NE 7TH ST OKLAHOMA CITY
2733	R021688860	CARTER ROBIN FREEMAN	700 N KELLEY AVE	OKLAHOMA CITY	OK	73117	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD 033 000 LOTS 21 THRU 24	700 N KELLEY AVE OKLAHOMA CITY
2733	R021688850	DEEP ROOTS PROPERTIES LLC	12709 ST ANDREWS TER	OKLAHOMA CITY	OK	73120	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD 033 000 LOTS 19 & 20	1000 NE 7TH ST OKLAHOMA CITY
2733	R021688890	FREEMAN ROBERT	700 N KELLEY AVE	OKLAHOMA CITY	OK	73117- 1446	OAK PARK AMENDED ADD	033	025	OAK PARK AMENDED ADD 033 025	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2920768-OK99

EFFECTIVE DATE: MARCH 3, 2025
DATE PREPARED: MARCH 10, 2025

2733	R021689080	OKLAHOMA HEALTH SCIENCES FACILITY INC	865 RESEARCH PARKWAY STE 530	OKLAHOMA CITY	OK	73104	OAK PARK AMENDED ADD	034	000	OAK PARK AMENDED ADD 034 000 LOTS 21 THRU 32 & E/2 OF LOT 37 & ALL LOTS 38 THRU 40	0 UNKNOWN OKLAHOMA CITY
2733	R021689145	WHITE OPERATING CO	1627 SW 96TH ST	OKLAHOMA CITY	OK	73159- 7136	OAK PARK AMENDED ADD	034	000	OAK PARK AMENDED ADD 034 000 LOTS 33 THRU 36 & W/2 OF LOT 37	0 UNKNOWN OKLAHOMA CITY
2733	R021689550	HOUSE ORLANDO & GERRI	932 NE 6TH ST	OKLAHOMA CITY	OK	73104- 6216	OAK PARK AMENDED ADD	037	000	OAK PARK AMENDED ADD 037 000 LOTS 1 & 2	932 NE 6TH ST OKLAHOMA CITY
2733	R021689560	HOUSE ORLANDO & GERRI	932 NE 6TH ST	OKLAHOMA CITY	OK	73104- 6216	OAK PARK AMENDED ADD	037	000	OAK PARK AMENDED ADD 037 000 LOT 3 & E 1/2 LOT 4	0 UNKNOWN OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2920768-OK99**

**EFFECTIVE DATE: MARCH 3, 2025
DATE PREPARED: MARCH 10, 2025**

2733	R021689710	P W PHASE III DEVELOPMENT LLC	8500 STONEHURST CT	OKLAHOMA CITY	OK	73120	OAK PARK AMENDED ADD	038	000	OAK PARK AMENDED ADD BLK 000 LOT 000 PT NE4 SEC 34 12N 3W & PT OF BLK 38 OAK PARK AMD & PT OF BLKS 1 & 2 KNOTT & GILLESPIES ADDN & PT OF BLK 2 EAST FOURTH STREET ADDN & PT OF VACATED STREETS & ALLEYS DESCRIBED AS BEG 374.30FT W OF NE/C LOT 15 BLK 9 PARK PLACE ADDN TH S360.16FT W6.33FT S50FT E18FT S113.60FT W72.08FT S131.40FT W245.72FT N75.55FT NELY ON A CURVE 221.35FT NE36.71FT NELY ALONG A CURVE 262.34FT N105FT E122.33FT TO BEG CONT 2.9707ACRS MORE OR LESS	630 N KELLEY AVE OKLAHOMA CITY
2740	R021687220	DM ZOOKEEPER REV TRUST	PO BOX 1715	WYLIE	TX	75098	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 36 & 37	1031 NE 7TH ST OKLAHOMA CITY
2740	R021687210	BOARD OF REGENTS UNIVERSITY OF OKLAHOMA	660 PARRINGTON OVAL RM 119	NORMAN	OK	73019- 3003	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 34 & 35	1027 NE 7TH ST OKLAHOMA CITY
2740	R021687200	FREDERICK DENISE	7201 NE 66TH ST	OKLAHOMA CITY	OK	73141- 9224	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 32 & 33	1021 NE 7TH ST OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2920768-OK99**

EFFECTIVE DATE: MARCH 3, 2025

DATE PREPARED: MARCH 10, 2025

2740	R021687190	BNL PROPERTIES INC	PO BOX 1606	SEMINOLE	OK	74818- 1606	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 30 & 31	0 UNKNOWN OKLAHOMA CITY
2740	R021687080	RHONE GUY JR TRS, RHONE GUY JR LIV TRUST	1020 NE 8TH ST	OKLAHOMA CITY	OK	73117- 1202	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 9 & 10	1020 NE 8TH ST OKLAHOMA CITY
2740	R021687090	BOARD OF REGENTS UNIVERSITY OF OKLAHOMA	660 PARRINGTON OVAL RM 119	NORMAN	OK	73019- 3003	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 11 & 12	0 UNKNOWN OKLAHOMA CITY
2740	R021687170	ASHLEY JAMES T; ASHLEY ELISHA L	5201 CHARITY LN	OKLAHOMA CITY	OK	73121- 5001	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 27 THRU 29	1015 NE 7TH ST OKLAHOMA CITY
2740	R021687100	BOARD OF REGENTS UNIVERSITY OF OKLAHOMA	660 PARRINGTON OVAL RM 119	NORMAN	OK	73019- 3003	OAK PARK AMENDED ADD	024	000	OAK PARK AMENDED ADD 024 000 LOTS 13 & 14	0 UNKNOWN OKLAHOMA CITY
2740	R021688750	P W PHASE II DEVELOPMENT LLC	8500 STONEHURST CT	OKLAHOMA CITY	OK	73120	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD 033 000 LOTS 1 THRU 8 & E/2 OF LOT 9 & N/2 OF VACATED ALLEY ADJ ON S & LOTS 35 THRU 40 & S/2 OF VACATED ALLEY ADJ ON N	1029 NE 6TH ST OKLAHOMA CITY
2740	R021688800	GRIFFIN CROSBY; GRIFFIN CLARENCE III; GINA GRIFFIN WILLIAMS REV. LIV. TRUST	509 NW 156TH CIR	EDMOND	OK	73013	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD 033 000 W 1/2 LOT 9 & ALL LOT 10	1018 NE 7TH ST OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2920768-OK99**

**EFFECTIVE DATE: MARCH 3, 2025
DATE PREPARED: MARCH 10, 2025**

2740	R021688810	P W PHASE II DEVELOPMENT LLC	8500 STONEHURST CT	OKLAHOMA CITY	OK	73120	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD BLK 033 LOT 000 LOTS 11 THRU 16 & LOTS 26 THRU 34 & PT OF VACATED ALLEY ADJ ON N & S OF SD LOTS	1016 NE 7TH ST OKLAHOMA CITY
2740	R024480910	PAGE WOODSON DEVELOPMENT LLC	5801 BROADWAY EXT STE 310	OKLAHOMA CITY	OK	73118- 7412	PARK PLACE ADDITION	000	000	000 ALL OF BLK 9 & N&S ALLEY WITHIN BLK 9 & THAT PT OF HIGH AVE THAT LIES WITHIN NW4 SEC 35 12N 3W ADJ ON W & N/2 OF NE 5TH ST ADJ ON S DESCRIBED AS BEG NE/C LT 16 BLK 9 TH S383.58FT W330.45FT TO W LINE NW4 SEC 35 N383.77FT E330.83FT TO BEG PLUS PT OF LTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2 BLK 2 OF KNOTT & GILLISPIE AMD & PT OF LT1 & LT 17 & PT OF 20FT ALLEY IN BLK 24 OF PARK PLACE ADDN & PT OF HIGH ST & PT OF NE 5TH ST DESCRIBED AS BEG 330.83FT W OF NE/C BLK 9 OF PARK PLACE ADDN TH S383.77FT E330.45FT S33.16FT W312.63FT S11.33FT W50FT N18FT W18FT N50FT E6.33FT N360.16FT E43.47FT TO BEG FOR A TOTAL OF 3.6ACRS	600 N HIGH AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2920768-OK99

EFFECTIVE DATE: MARCH 3, 2025
DATE PREPARED: MARCH 10, 2025

2740	R024483880	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2 BLK 2 OF KNOTT & GILLISPIE AMD & PT OF LT1 & LT 17 & PT OF HIGH ST & PT OF NE 5TH ST DESCRIBED AS BEG 330.83FT W OF NE/C BLK 9 OF PARK PLACE ADDN TH S383.77FT E330.45FT S33.16FT W312.63FT S11.33FT W50FT N18FT W18FT N50FT E6.33FT N360.16FT E43.47FT TO BEG	0 UNKNOWN OKLAHOMA CITY
------	------------	--	-------------------------	------------------	----	-------	------------------------	-----	-----	--	-------------------------------

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

NE 7th St. & N. Kelley Ave.

March 13, 2024

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

405-652-0099 Phone

david@boxlawgroup.com

kaitlyn@boxlawgroup.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 **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-2 District shall be permitted on this site.

2. **Maximum Building Height:**

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

3. **Maximum Building Size:**

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

4. **Maximum Number of Buildings:**

There shall be a maximum of two (2) building and four (4) dwelling units within this SPUD.

5. **Building Setback Lines**

North: 0 feet
South: 5 feet

East: 4 feet
West: 15 feet

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district regulations.

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:

Signage shall be in accordance with the base zoning district regulations.

9. Access:

Access may be taken from NE 7th St.

10. Sidewalks

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations.

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, wood, 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:

Open space shall be in accordance with the base zoning district 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.

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:

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, private drainage easements, and islands / medians 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:

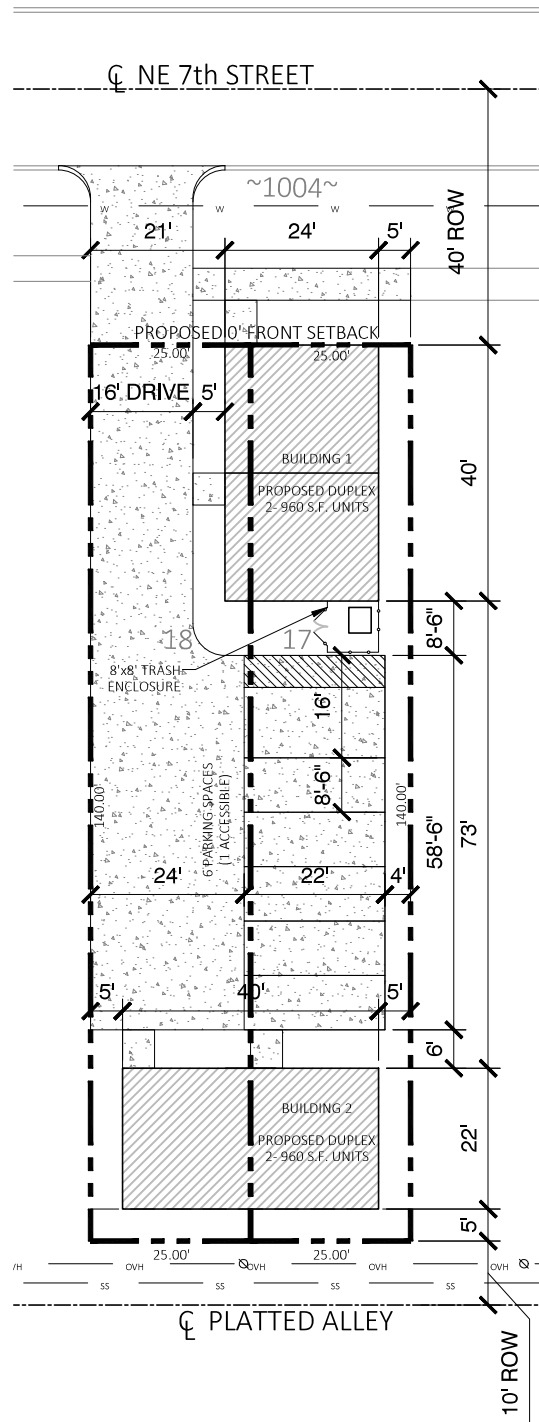
Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT B



1
A-1 EXISTING SITE PLAN
1" = 30'-0"



733 NW 22nd Street
OKC, OK 73103
405.655.8077
www.jollybird.design

PROJECT

1004 NE 7th Street
OKC, OK 73117

SHEET NO.

1

DATE

3/12/2025

CA#

SPUD-

DRAWN BY

FRB

TITLE

Prelim. Site Plan