



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
Jefferson Park Duplex

Project Name

2801 N Hudson Ave. OKC, OK 73103

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

Allow for an additional Duplex

Summary Purpose Statement / Proposed Development

Staff Use Only:	1546
Case No.: SPUD -	XX48
File Date:	15JUN'23
Ward No.:	2
Nbhd. Assoc.:	JEFFERSON PARK HP
School District:	OKC
Extg Zoning:	R-2
Overlay:	HL/UCD

.16 acres (7000sf)

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):

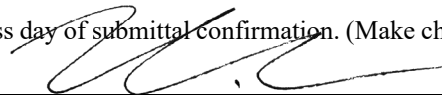
Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Klaas Reimann-Philipp

Applicant's Name (please print)

2801 N Hudson

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-365-1500

Phone

klaas@philipparchitect.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.

20191126011704760
DEED 11/26/2019
02:53:24 PM Book:14197
Page:1185 PageCount:1
Filing Fee:\$18.00
Doc. Tax:\$202.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten



GENERAL WARRANTY DEED

Return to:
Trustmark Title Acquisition Group, LLC
6307 Waterford Blvd., Suite 120
Oklahoma City, OK 73118
File: C19-278

KNOW ALL MEN BY THESE PRESENTS:

That, **Red Prairie, LLC, an Oklahoma limited liability company**, ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **FISCHKOPP LLC, an Oklahoma limited liability company** ("Grantee"), whose address is **325 NW 25th St., Oklahoma City, OK 73103**, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot Six (6), Block Nineteen (19), JEFFERSON PARK ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID: 046606520

Together with all the improvements thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, its heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Red Prairie, LLC, an Oklahoma limited liability company

BY: [Signature]
Chad Noel, Managing Member

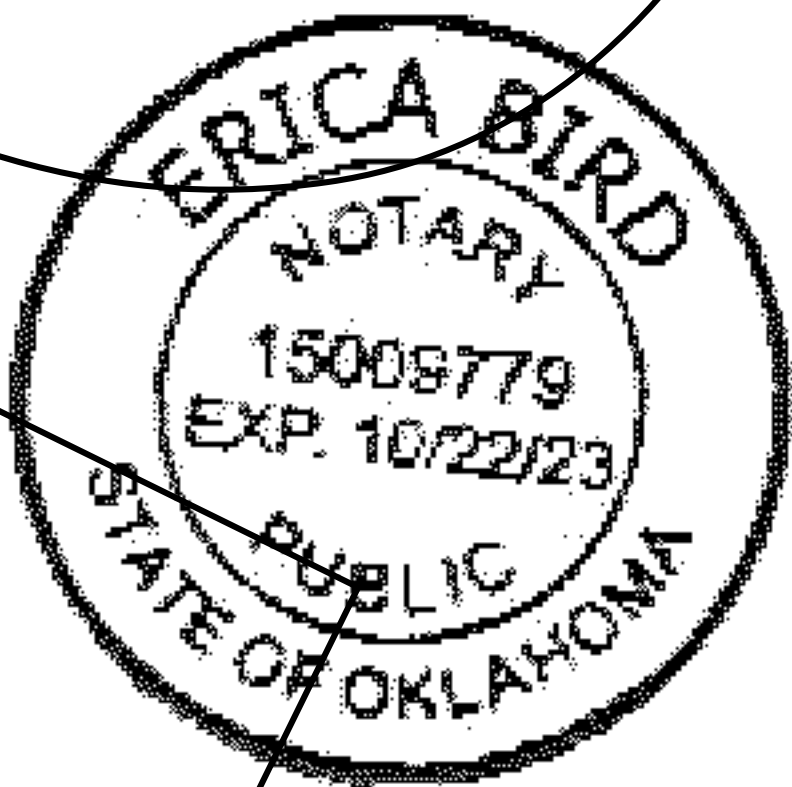
ACKNOWLEDGMENT

State of Oklahoma)
County of Oklahoma)

ss.

Signed and sworn to before me the 26th of November, 2019 by Chad Noel, Managing Member of Red Prairie, LLC, an Oklahoma limited liability company.

Affix stamp/seal:



[Signature]
Notary Public

Revenue Stamps: \$202.50

Mail/Tax Statement to:
FISCHKOPP LLC
325 NW 25th St.,
Oklahoma City, OK 73103

SPUD-0000

Exhibit A

2801 N Hudson Ave. Legal Description

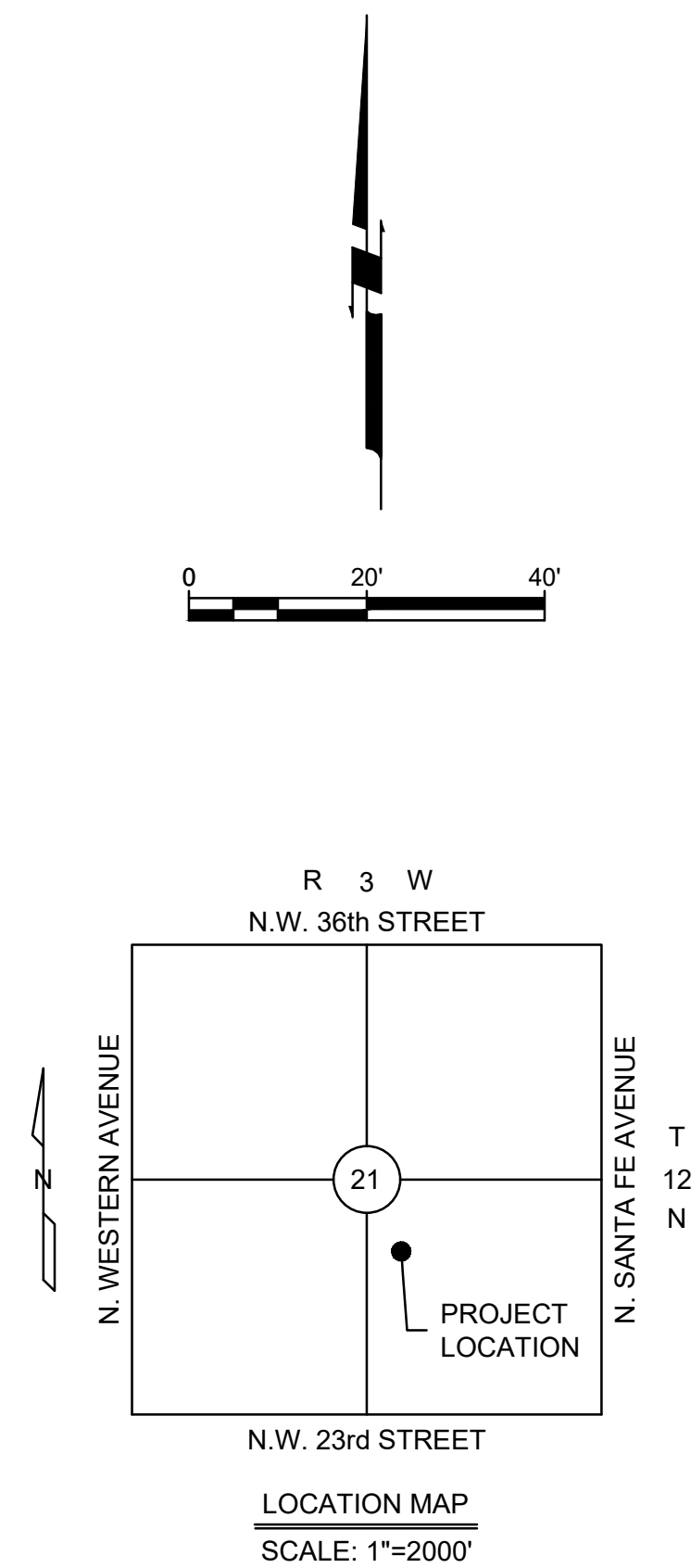
DATE

June 15th, 2023

LEGAL DESCRIPTION

Lot Six (6), Block Nineteen (19), Jefferson Park Addition, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

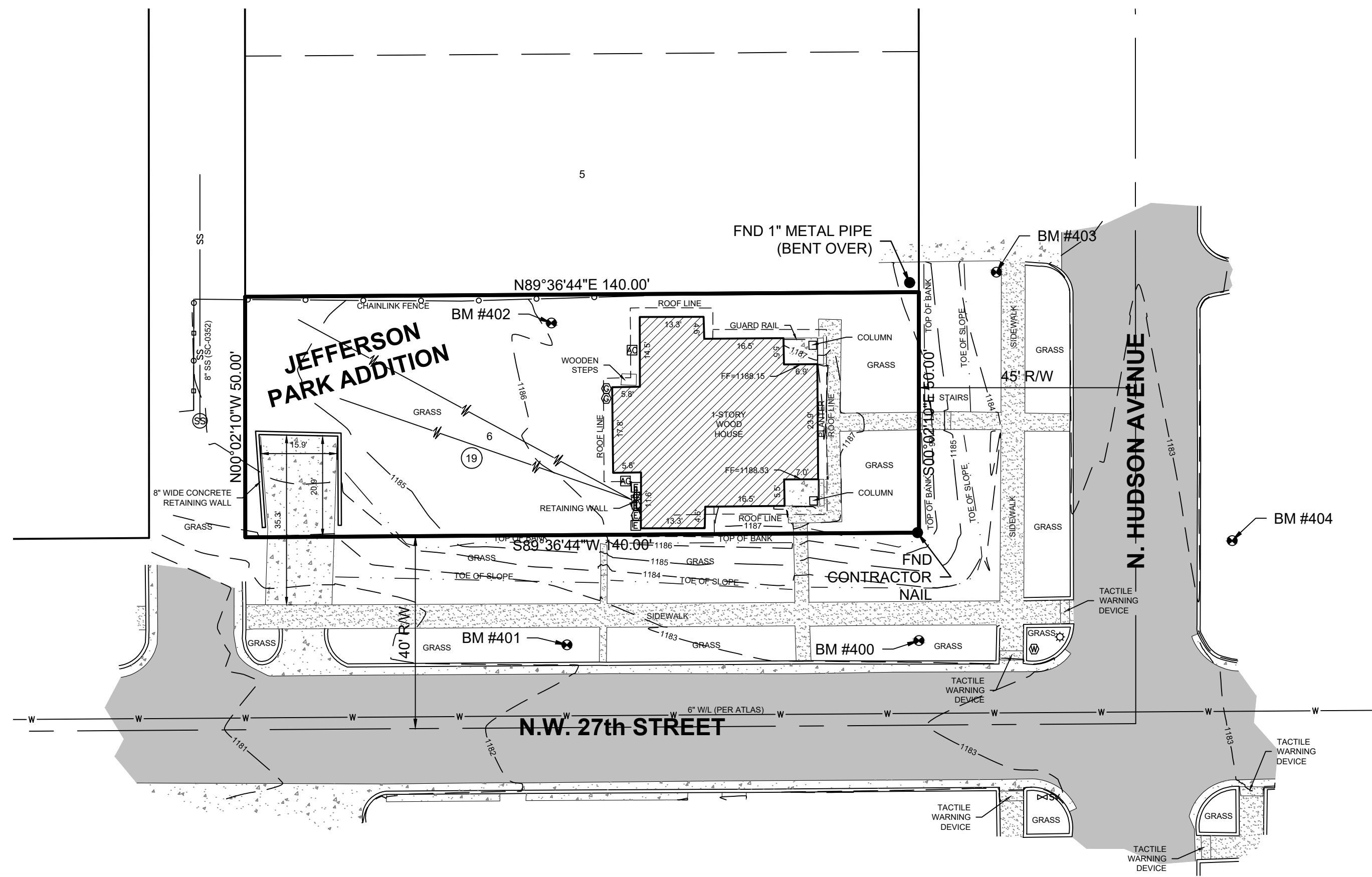
Containing 7,000 sf or .16 acres more or less



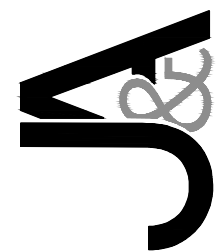
***** NOTE *****

THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY. IT IS NOT
TO BE USED AS A BOUNDARY SURVEY.

Survey Legend			
	BENCHMARK		ROOF DRAIN
	CONTROL POINT		BORE HOLE
	FOUND MONUMENT		ROUND POST
	SET MONUMENT		SQUARE POST
	FIRE HYDRANT		EVERGREEN TREE
	AUTOSPRINKLER		DECIDUOUS TREE
	HOSE BIB/SPIGOT		GUSH
	WATER METER		GATE
	WATER VALVE		HANDICAP
	WATER WELL		TRAFFIC SIGNAL POLE
	SPRINKLER HEAD		STOCKADE FENCE
	SPRINKLER VALVE		CHAIN LINK FENCE
	SANITARY MANHOLE		BARBED WIRE FENCE
	CLEANOUT		WATER LINE
	STORM MANHOLE		STORM SEWER
	STORM GRATE		SANITARY SEWER
	CURB INLET		GAS - GAS LINE
	FIELD INLET		UNDERGROUND TELEPHONE
	GAS METER		UNDERGROUND POWER
	NO GAS METER		UNDERGROUND CABLE
	GAS VALVE		OVERHEAD CABLE
	VENT PIPE		RAILROAD TRACKS
	MONITORING WELL		EXISTING CONTOUR
	POWER POLE		BRUSH LINE
	GY WIRE		ASPHALT PAVING
	LIGHT LOG		CONCRETE PAVING
	GROUND LIGHT		FLOWLINE
	ELECTRIC BOX		TOP OF GRATE
	ELECTRIC METER		TOP OF RIM
	ELECTRIC MANHOLE		FINISH FLOOR
	ELECTRIC BREAKER		CORRUGATED METAL PIPE
	ELECTRIC OUTLET		REINFORCED CONC. PIPE
	PULL BOX		REINFORCED CONC. BOX
	TELEPHONE BOX		TOP OF CURB
	TELEPHONE MANHOLE		CURB GUTTER
	CABLE BOX		BUILDING LINE
	MANHOLE		UTILITY EASEMENT
	UTILITY BOX		RIGHT-OF-WAY
	MAILBOX		RECORD
	SIGN		MEASURED
	AIR CONDITIONER		CORRESPONDING NOTE

[illegible]

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 236-8075 FAX (405) 236-8078
surveyor@jaokc.com www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023



2801 N. HUDSON
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
TOPOGRAPHIC SURVEY

Proj. No.: 5343
Date: 09-23-22
Scale: 1"=20'
Surveyed By: C7
Drawn By: WJM
Approved By: JH

SHEET NUMBER

1

I, Klaas Reimann-Philipp, Manager/Owner of Fischkopp LLC
Agent of the Property Owner of Record and Title

authorize,

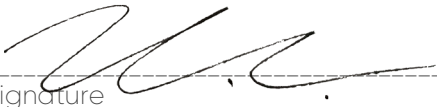
Klaas Reimann-Philipp
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application
with respect to the property at the following location:

2801 N Hudson Avenue.

Address and/or County Assessor account number and County Name

By:



Signature

Title: Klaas Reimann-Philipp
Manager/Proprietor

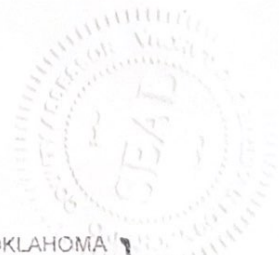
Date: 06-15-2023
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R046606520** 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 }
COUNTY OF OKLA } ss:

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
filed in the office of the County Assessor
on the 14th day of June, 2023
Given under my hand and official seal this
14th day of June, 2023

County Assessor
[Signature] Deputy

**Oklahoma County Assessor's
300ft Radius Report
6/14/2023**

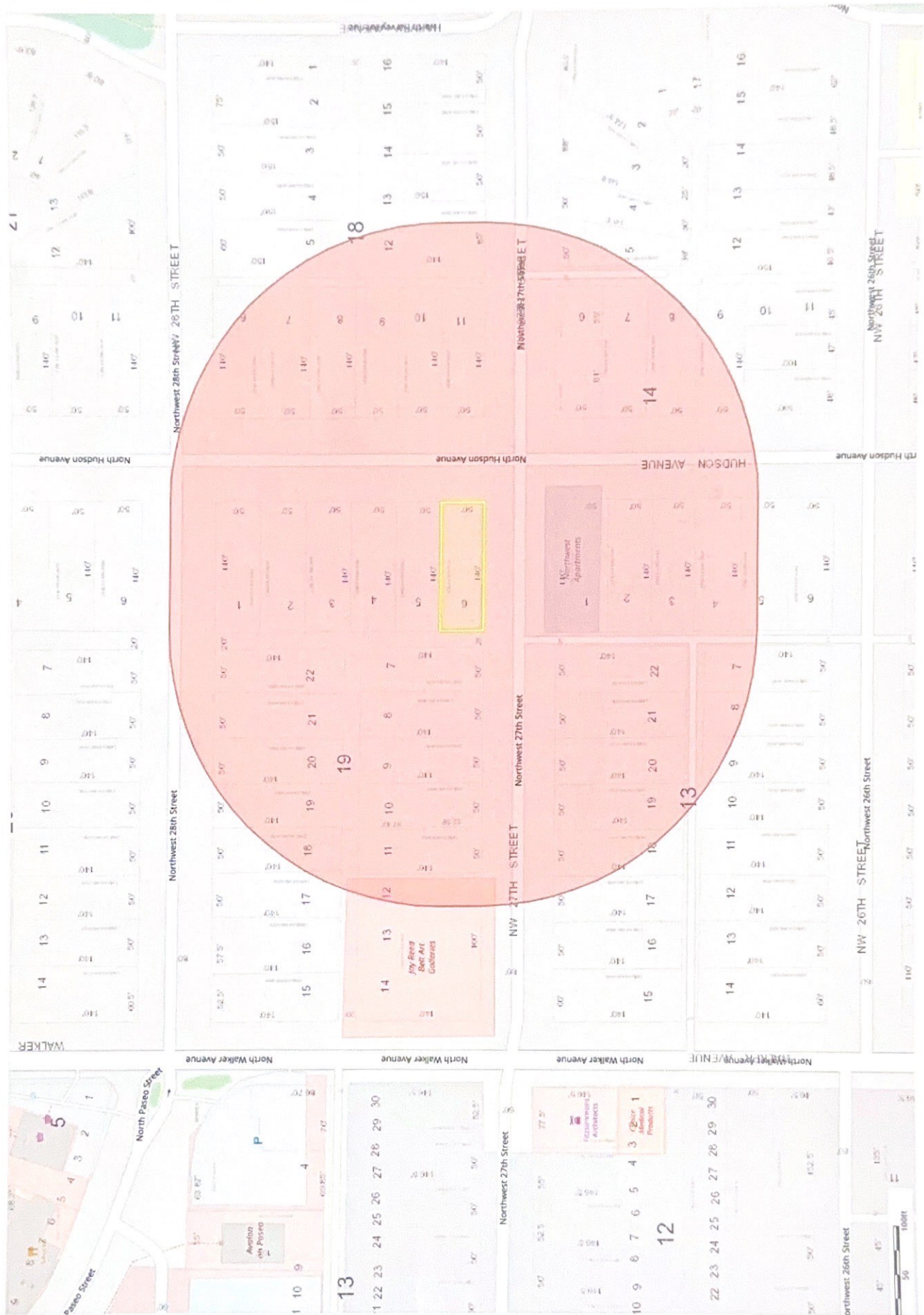
accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	econarea	netassesse	propertyid
R046604440	ODEN AVERY		2705 N HUDSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	013	005	JEFFERSON PARK ADD 013 005	2705 N HUDSON AVE OKLAHOMA CITY	Terr 4	31762	140311
R046605020	LEWIS TREY & RAFAELA SOUZA		1415 S SAINT LOUIS AVE APT C	TULSA	OK	74120-6063	JEFFERSON PARK ADD	014	000	JEFFERSON PARK ADD 014 000 W48FT LOTS 10 & 11	325 NW 26TH ST OKLAHOMA CITY	Terr 4	14108	140338
R046604480	GONZALES PEDRO		411 NW 26TH ST	OKLAHOMA CITY	OK	73103-1301	JEFFERSON PARK ADD	013	007	JEFFERSON PARK ADD 013 007	411 NW 26TH ST OKLAHOMA CITY	Terr 4	16112	140313
R046604500	NAVA ANA L RUIZ		415 NW 29TH ST	OKLAHOMA CITY	OK	73103-1003	JEFFERSON PARK ADD	013	008	JEFFERSON PARK ADD 013 008	415 NW 26TH ST OKLAHOMA CITY	Terr 4	27546	140314
R046604520	CELLINI ROSANNE MARIE		4788 PESCADERO AVE, Unit E	SAN DIEGO	CA	92107	JEFFERSON PARK ADD	013	009	JEFFERSON PARK ADD 013 009	421 NW 26TH ST OKLAHOMA CITY	Terr 4	20587	140315
R046604540	ENG MARY & EUGENE		9506 LEFFERTS BLVD	S RICHMOND HL	NY	11419-1224	JEFFERSON PARK ADD	013	010	JEFFERSON PARK ADD 013 010	425 NW 26TH ST OKLAHOMA CITY	Terr 4	28955	140316
R046604420	NAZINITSKY ALLISON TRS	ALN LIV TRUST	1904 SW 39TH CT	MOORE	OK	73160-0014	JEFFERSON PARK ADD	013	004	JEFFERSON PARK ADD 013 004	2709 N HUDSON AVE OKLAHOMA CITY	Terr 4	31907	140310
R046605000	SMITH ALYSA R		2708 N HUDSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	014	009	JEFFERSON PARK ADD 014 009	2708 N HUDSON AVE OKLAHOMA CITY	Terr 4	29415	140337
R046604400	WAINSCOTT DAVID R		2715 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3028	JEFFERSON PARK ADD	013	003	JEFFERSON PARK ADD 013 003	2715 N HUDSON AVE OKLAHOMA CITY	Terr 4	9055	140309
R046604960	BATES JOHN LINDSAY & KRISTIN LEE		2712 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3029	JEFFERSON PARK ADD	014	008	JEFFERSON PARK ADD 014 008	2712 N HUDSON AVE OKLAHOMA CITY	Terr 4	18954	140336
R046604380	BIG CEDAR INVESTMENTS LLC		2709 DRAKESTONE AVE	OKLAHOMA CITY	OK	73120-4527	JEFFERSON PARK ADD	013	002	JEFFERSON PARK ADD 013 002	2717 N HUDSON AVE OKLAHOMA CITY	Terr 4	10808	140308
R046604940	CHILCOAT KELSEY A		2718 N HUDSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	014	007	JEFFERSON PARK ADD 014 007	2718 N HUDSON AVE OKLAHOMA CITY	Terr 4	22233	140335
R046604680	OTTO MARK & ABIGAIL V		434 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	013	017	JEFFERSON PARK ADD 013 017	434 NW 27TH ST OKLAHOMA CITY	Terr 4	19538	140324
R046604700	GERACI AMANDA M		430 NW 27TH ST	OKLAHOMA CITY	OK	73103-1304	JEFFERSON PARK ADD	013	018	JEFFERSON PARK ADD 013 018	430 NW 27TH ST OKLAHOMA CITY	Terr 4	13582	140325
R046604720	RGW REAL ESTATE HOLDINGS LLC		5950 BERKSHIRE LN STE 1250	DALLAS	TX	75225-5870	JEFFERSON PARK ADD	013	019	JEFFERSON PARK ADD 013 019	424 NW 27TH ST OKLAHOMA CITY	Terr 4	22184	140326
R046604740	PARKS KENNETH C	PARKS JOEL W	422 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	013	020	JEFFERSON PARK ADD 013 020	422 NW 27TH ST OKLAHOMA CITY	Terr 4	15614	140327
R046604760	NGUYEN BE THI		418 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	013	021	JEFFERSON PARK ADD 013 021	418 NW 27TH ST OKLAHOMA CITY	Terr 4	3289	140328
R046604780	DESILVA DAVID		414 NW 27TH ST	OKLAHOMA CITY	OK	73103-1304	JEFFERSON PARK ADD	013	022	JEFFERSON PARK ADD 013 022	414 NW 27TH ST OKLAHOMA CITY	Terr 4	1844	140329
R046604360	JARRED D SMITH LLC		PO BOX 18938	OKLAHOMA CITY	OK	73154-0938	JEFFERSON PARK ADD	013	001	JEFFERSON PARK ADD 013 001	400 NW 27TH ST OKLAHOMA CITY	Cm EA 9B	40685	140307
R046604900	OKLAHOMA DIGS LLC		324 BLACKBERRY LN	STEAMBOAT SPR	CO	80487	JEFFERSON PARK ADD	014	005	JEFFERSON PARK ADD 014 005	318 NW 27TH ST OKLAHOMA CITY	Terr 4	20257	140333
R046606520	FISCHKOPP LLC		325 NW 25TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	019	006	JEFFERSON PARK ADD 019 006	2801 N HUDSON AVE OKLAHOMA CITY	Terr 4	15038	140395

**Oklahoma County Assessor's
300ft Radius Report
6/14/2023**

R046606320	BELMONT BUSINESS INITIATIVE LLC		322 NW 27TH ST	OKLAHOMA CITY	OK	73103-3009	JEFFERSON PARK ADD	018	011	JEFFERSON PARK ADD 018 011	321 NW 27TH ST OKLAHOMA CITY	Terr 4	27718	140385
R046606300	FISCHER ALVIN KENT		1520 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-4632	JEFFERSON PARK ADD	018	010	JEFFERSON PARK ADD 018 010	2804 N HUDSON AVE OKLAHOMA CITY	Terr 4	14161	140384
R046606500	NEIGHBORHOOD REAL ESTATE LLC SERIES 002		3009 HICKORY STICK RD	OKLAHOMA CITY	OK	73120	JEFFERSON PARK ADD	019	005	JEFFERSON PARK ADD 019 005	2805 N HUDSON AVE OKLAHOMA CITY	Terr 4	15272	140394
R046606540	JFAP INVESTMENTS LLC		4900 N HARVEY PKWY	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	019	007	JEFFERSON PARK ADD 019 007	413 NW 27TH ST OKLAHOMA CITY	Terr 4	25469	140396
R046606560	FAY EVAN	FAY KATHERINE QUALLS	417 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	019	008	JEFFERSON PARK ADD 019 008	417 NW 27TH ST OKLAHOMA CITY	Terr 4	26248	140397
R046606580	SCHROUF MYRON H & JANIS M		421 NW 27TH ST	OKLAHOMA CITY	OK	73103-1303	JEFFERSON PARK ADD	019	009	JEFFERSON PARK ADD 019 009	421 NW 27TH ST OKLAHOMA CITY	Terr 4	2689	140398
R046606620	GRETHER ALEXIS EDEN REV TRUST		429 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	019	000	JEFFERSON PARK ADD 019 000 LOT 11 EX A TR BEG 62.58FT N OF SE/C LT 11 TH W2.63FT N87.43FT E1.71FT S87.43FT TO BEG	429 NW 27TH ST OKLAHOMA CITY	Terr 4	13126	140400
R046606640	BELT JOY REED REV TRUST		PO BOX 18446	OKLAHOMA CITY	OK	73154-0446	JEFFERSON PARK ADD	019	000	JEFFERSON PARK ADD 019 000 LOTS 12 13 & 14	2808 N WALKER AVE OKLAHOMA CITY	Cm EA 9B	23020	140401
R046606340	MOR JEN PROPERTIES LLC	SILVER DAVID MARK & PEGGY ROARK	1234 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625	JEFFERSON PARK ADD	018	000	JEFFERSON PARK ADD 018 000 E10FT OF ALLEY ADJ LOT 12 ON W & ALL LOT 12 & W 1/2 LOT 13	311 NW 27TH ST OKLAHOMA CITY	Terr 4	13850	140386
R046606280	DEAL ELYSE		2808 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3031	JEFFERSON PARK ADD	018	009	JEFFERSON PARK ADD 018 009	2808 N HUDSON AVE OKLAHOMA CITY	Terr 4	15775	140383
R046606480	NEIGHBORHOOD REAL ESTATE LLC SERIES 003		3009 HICKORY STICK RD	OKLAHOMA CITY	OK	73120	JEFFERSON PARK ADD	019	004	JEFFERSON PARK ADD 019 004	2809 N HUDSON AVE OKLAHOMA CITY	Terr 4	13782	140393
R046606600	GOLIGHTLY CURTIS V & LYNN		425 NW 27TH ST	OKLAHOMA CITY	OK	73103-1303	JEFFERSON PARK ADD	019	000	JEFFERSON PARK ADD 019 000 ALL OF LOT 10 & PT OF LOT 11 BEG 62.58FT N OF SE/C LT 11 TH W2.63FT N87.43FT E1.71FT S87.43FT TO BEG	425 NW 27TH ST OKLAHOMA CITY	Terr 4	2240	140399
R046606260	TING SQUARE INVESTMENTS INC		409 NW 18TH ST	OKLAHOMA CITY	OK	73103-1905	JEFFERSON PARK ADD	018	008	JEFFERSON PARK ADD 018 008	2812 N HUDSON AVE OKLAHOMA CITY	Terr 4	11194	140382
R046606460	KUCZEK JORDAN MICHAEL	KUCZEK JENNYFER NYKOL	2671 ADAMS LAKE DR G	FAYETTEVILLE	NC	28304	JEFFERSON PARK ADD	019	003	JEFFERSON PARK ADD 019 003	2815 N HUDSON AVE OKLAHOMA CITY	Terr 4	36410	140392

**Oklahoma County Assessor's
300ft Radius Report
6/14/2023**

R046606440	ESPINO NAZARIO DEL RIO & RAMONA G VALDEZ		2817 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3030	JEFFERSON PARK ADD	019	002	JEFFERSON PARK ADD 019 002	2817 N HUDSON AVE OKLAHOMA CITY	Terr 4	11547	140391
R046606240	CALHOON LEE MACALLISTER		2816 N HUDSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	018	007	JEFFERSON PARK ADD 018 007	2816 N HUDSON AVE OKLAHOMA CITY	Terr 4	16007	140381
R046606420	TRIPLE H INVESTMENTS LLC		PO BOX 18736	OKLAHOMA CITY	OK	73154	JEFFERSON PARK ADD	019	001	JEFFERSON PARK ADD 019 001	2823 N HUDSON AVE OKLAHOMA CITY	Terr 4	20651	140390
R046606860	MORALES ELEAZAR	ROJAS NATHALIE	414 NW 28TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	019	022	JEFFERSON PARK ADD 019 022	414 NW 28TH ST OKLAHOMA CITY	Terr 4	37125	140409
R046606840	BOYD GAIA		217 NW 34TH ST	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	019	021	JEFFERSON PARK ADD 019 021	416 NW 28TH ST OKLAHOMA CITY	Terr 4	35272	140408
R046606820	PATTAWI TERESITA C		420 NW 28TH ST	OKLAHOMA CITY	OK	73103-1002	JEFFERSON PARK ADD	019	020	JEFFERSON PARK ADD 019 020	420 NW 28TH ST OKLAHOMA CITY	Terr 4	12103	140407
R046606800	GOOD RON R	NEWSOM DEBBIE	8816 NW 113TH ST	OKLAHOMA CITY	OK	73162	JEFFERSON PARK ADD	019	019	JEFFERSON PARK ADD 019 019	424 NW 28TH ST OKLAHOMA CITY	Terr 4	3584	140406
R046606780	JHS CONSTRUCTION & MANAGEMENT LLC		14816 SERENITA AVE	OKLAHOMA CITY	OK	73134	JEFFERSON PARK ADD	019	018	JEFFERSON PARK ADD 019 018	428 NW 28TH ST OKLAHOMA CITY	Terr 4	12897	140405
R046606760	GOODE JONATHON B & RITA J		432 NW 28TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	019	017	JEFFERSON PARK ADD 019 017	432 NW 28TH ST OKLAHOMA CITY	Terr 4	11344	140404
R046606220	JONES ADAM	MCLAUCHLIN PHILIP	430 VALENCIA ST	DALLAS	TX	75223	JEFFERSON PARK ADD	018	006	JEFFERSON PARK ADD 018 006	2822 N HUDSON AVE OKLAHOMA CITY	Terr 4	21773	140380
R046606200	SHRUM MARY S		316 NW 28TH ST	OKLAHOMA CITY	OK	73103-3012	JEFFERSON PARK ADD	018	000	JEFFERSON PARK ADD 018 000 ALL LOT 5 & E10FT OF VACATED ALLEY ADJ ON W & N10FT OF VACATED ALLEY ADJ ON S	316 NW 28TH ST OKLAHOMA CITY	Terr 4	12275	140379
R046604925	BIGHAM PAUL D & PAMELA S		410 NW 25TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	014	000	JEFFERSON PARK ADD BLK 014 E59FT OF LOT 6	322 NW 27TH ST OKLAHOMA CITY	Terr 4	23904	354204
R046604920	BIGHAM PAUL D & PAMELA S		410 NW 25TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	014	006	JEFFERSON PARK ADD BLK 014 W81FT OF LOT 6	2720 N HUDSON AVE OKLAHOMA CITY	Terr 4	13047	140334



Wednesday, June 14, 2023 9:10:56 AM -

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:

PHILIPP ARCHITECT PLLC
KLAAS REIMANN-PHILIPP
2801 N HUDSON AVE.
OKLAHOMA CITY, OK 73103
405-365-1500
KLAAS@PHILIPPARCHITECT.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 **(R-2 w/ Jefferson Park HL overlay) 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:

(59-8200.14) Single Family Residential
(59-8250.3) Community Recreation: Property Owners Association
(59-8200.16) Two-Family Residential

2. **Maximum Building Height:** 2 ½ stories or 35'
3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage.
4. **Maximum Number of Buildings:** 2 Main Building Structures, 1 Detached Garage

5. **Density:** 4 DU/SPUD Area
6. **Minimum Lot Size:** 3000 sq. ft.
7. **Minimum Lot Width:** 62'
8. **Maximum Lot Coverage:** 65% across SPUD Area
9. **Building Setback Lines**
 - East Property Line: 20'
 - South Property Line: 0'
 - West Property Line: 0'
 - North Property Line: 5'
10. **Sight-proof Screening:** Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2020, as amended.
11. **Landscaping:** The subject parcel shall conform with all the Oklahoma City Municipal Code, 2020, as amended.
12. **Signs:** The subject parcel shall conform with all the Oklahoma City Municipal Code, 2020, as amended.
13. **Access:** The subject parcel may take access from NW 27th Street
14. **Sidewalks:** Existing sidewalks shall remain

II. Other Development Regulations:

1. **Parking:** No off-street parking minimums required for this parcel.

III. Supporting Documents

Exhibit A: Legal Description

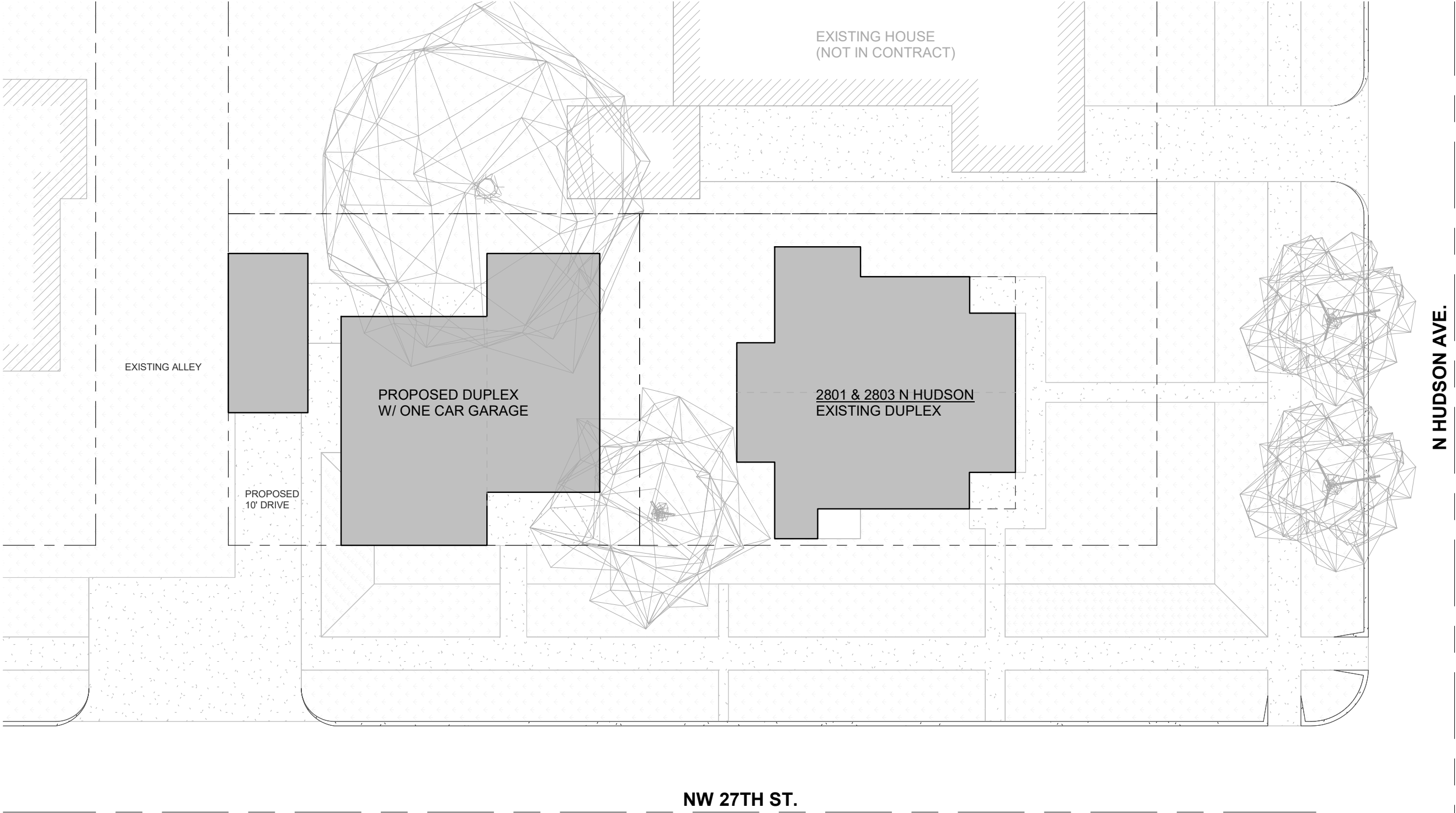
Exhibit B: Proposed Site Plan

Exhibit C: Property lines/Setbacks

SPUD-0000 (TBD)

EXHIBIT B:
PROPOSED SITE PLAN

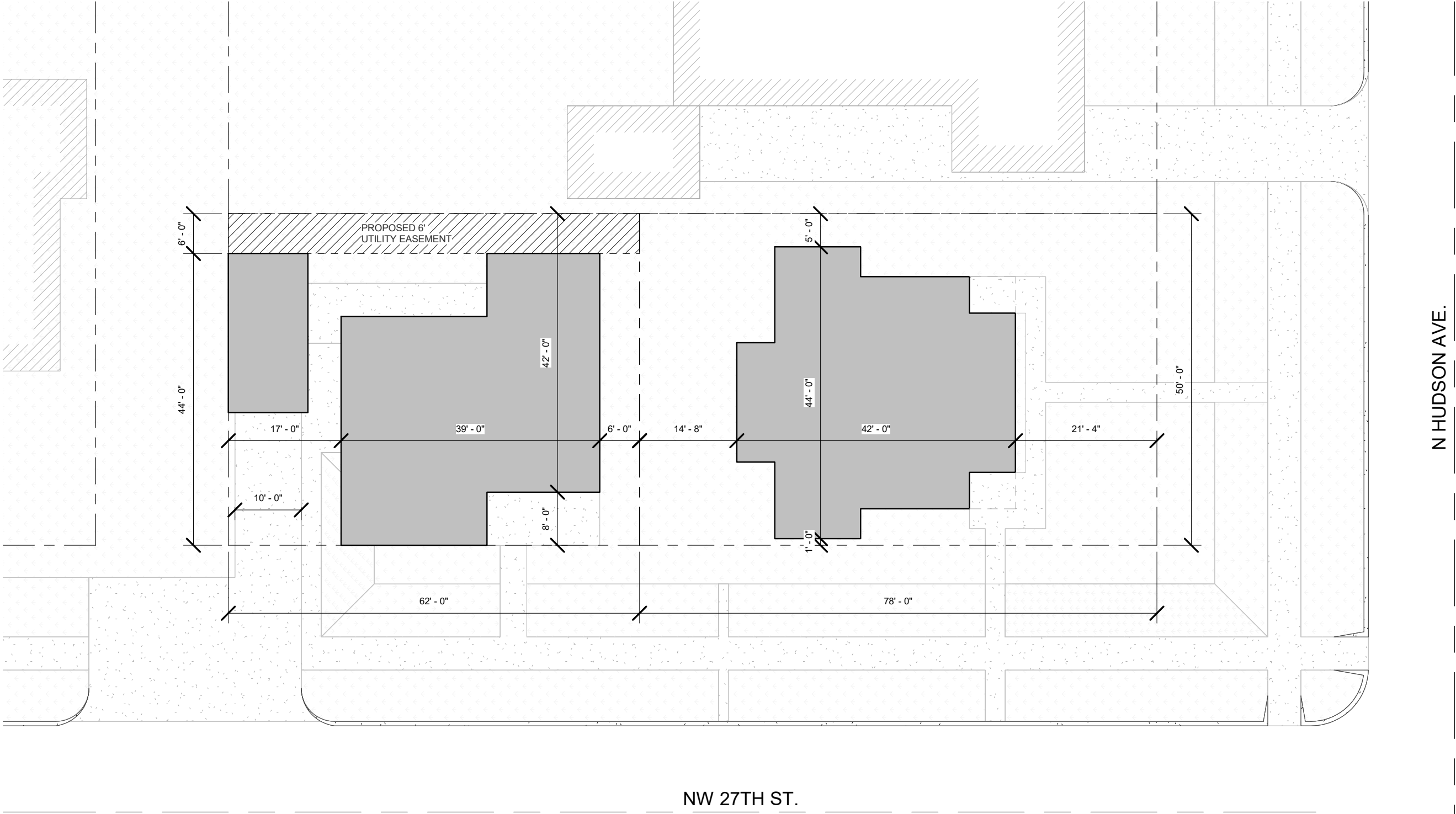
DATE ISSUED:
06.15.2023

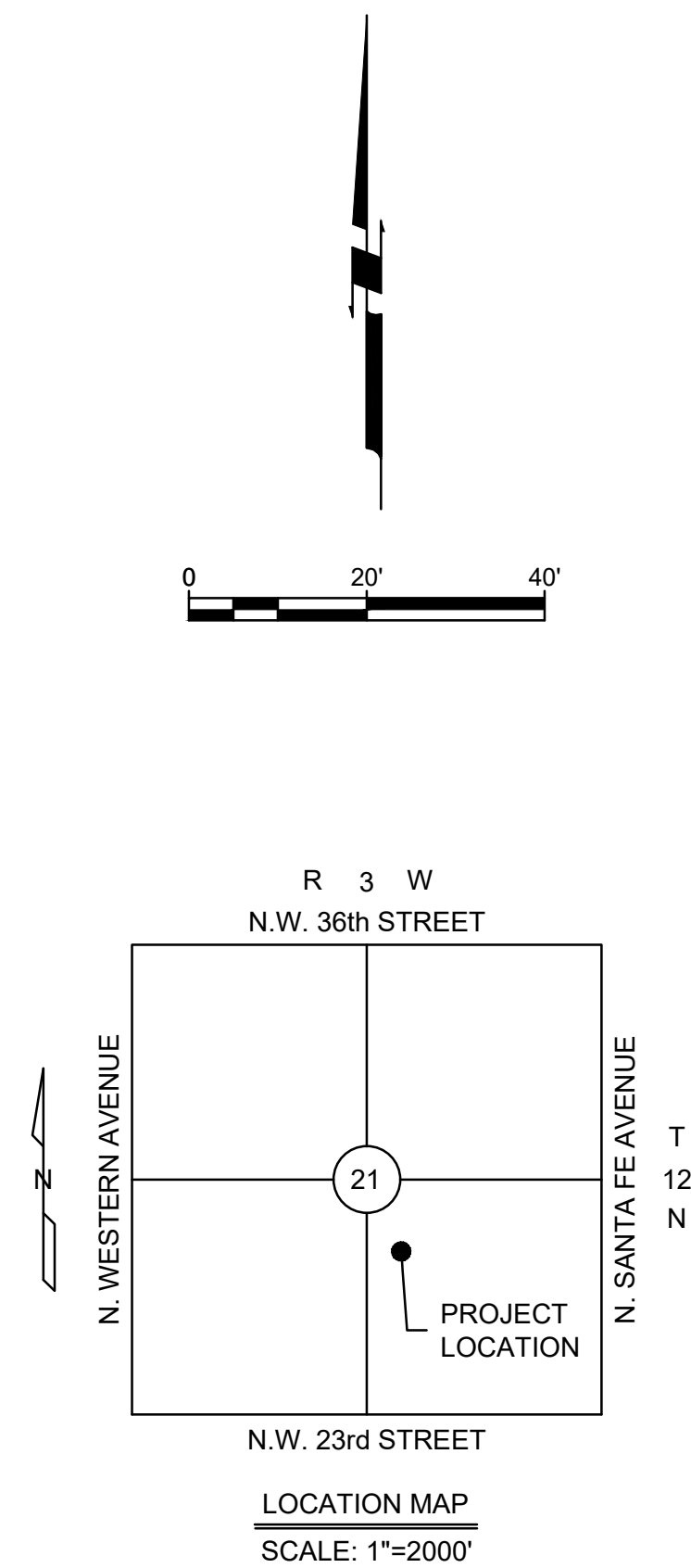


SPUD-0000

EXHIBIT C:
PROPERTY LINES/SETBACKS

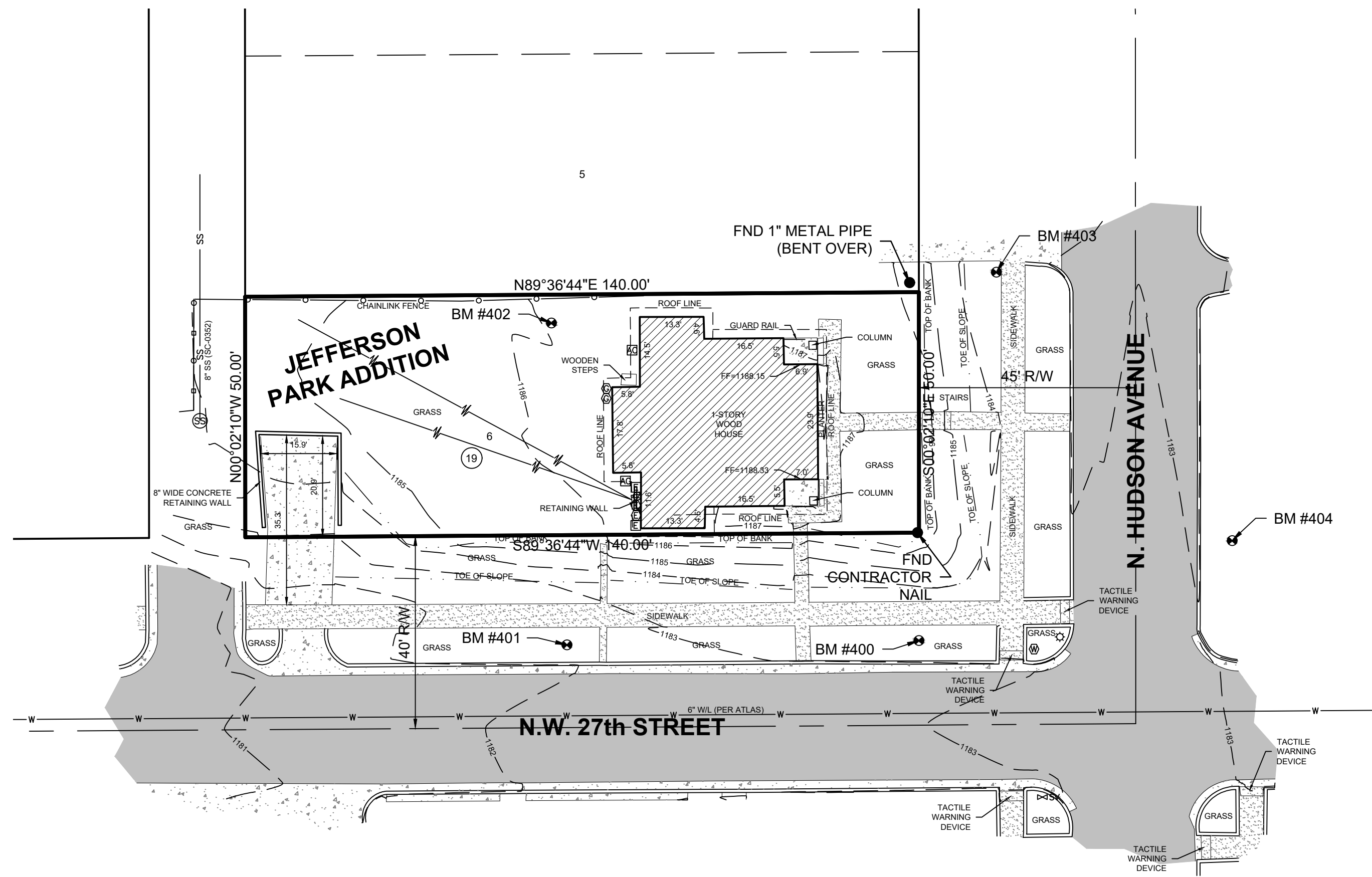
DATE ISSUED:
06.15.2023



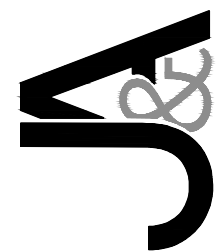


***** NOTE *****
 THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY. IT IS NOT
 TO BE USED AS A BOUNDARY SURVEY.

Survey Legend			
	BENCHMARK		ROOF DRAIN
	CONTROL POINT		BORE HOLE
	FOUND MONUMENT		ROUND POST
	SET MONUMENT		SQUARE POST
	FIRE HYDRANT		EVERGREEN TREE
	AUTOSPRINKLER		DECIDUOUS TREE
	HOSE BIB/SPIGOT		GUSH
	WATER METER		BATH
	WATER VALVE		HANDICAP
	WATER WELL		TRAFFIC SIGNAL POLE
	SPRINKLER HEAD		STOCKADE FENCE
	SPRINKLER VALVE		CHAIN LINK FENCE
	SANITARY MANHOLE		BARBED WIRE FENCE
	CLEANOUT		WATER LINE
	STORM MANHOLE		STORM SEWER
	STORM GRATE		SANITARY SEWER
	CURB INLET		GAS - GAS LINE
	FIELD INLET		UNDERGROUND TELEPHONE
	GAS METER		UNDERGROUND POWER
	NO GAS METER		UNDERGROUND CABLE
	GAS VALVE		OVERHEAD CABLE
	VENT PIPE		RAILROAD TRACKS
	MONITORING WELL		EXISTING CONTOUR
	POWER POLE		BRUSH LINE
	GY WIRE		ASPHALT PAVING
	LIGHT BOLT		CONCRETE PAVING
	GROUND LIGHT		FLOWLINE
	ELECTRIC BOX		TOP OF GRATE
	ELECTRIC METER		TOP OF RIM
	ELECTRIC MANHOLE		FINISH FLOOR
	ELECTRIC BREAKER		CORRUGATED METAL PIPE
	ELECTRIC OUTLET		REINFORCED CONC. PIPE
	PULL BOX		REINFORCED CONC. BOX
	TELEPHONE BOX		TOP OF CURB
	TELEPHONE MANHOLE		CURB GUTTER
	CABLE BOX		BUILDING LINE
	MANHOLE		UTILITY EASEMENT
	UTILITY BOX		RIGHT-OF-WAY
	MAILBOX		RECORD
	SIGN		MEASURED
	AIR CONDITIONER		CORRESPONDING NOTE

[illegible]

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Certificate of Authorization #1484 Exp. Date: 06-30-2023



2801 N. HUDSON
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
TOPOGRAPHIC SURVEY

Proj. No.: 5343
Date: 09-23-22
Scale: 1"=20'
Surveyed By: C7
Drawn By: WJM
Approved By: JH

SHEET NUMBER

1