



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

Buddy's

Project Name

1810

1800 N MacArthur Avenue

Address / Location of Property to be Rezoned

Rezoned from R1 to R2. Including dead space currently in SPUD-458

Purpose Statement / Proposed Development

R2

Proposed Zoning District

Staff Use Only:	10966
Case No.:	PC
File Date:	2-13-25
Ward No.:	W2
Nbhd. Assoc.:	Windsor Forest NA, Windsor Area
School District:	Friends of 10th St
Extg Zoning:	Putnam City
Overlay:	R-1/SPUD-458

UNDEVELOPED R1

Present Use of Property

3.54

ReZoning Area (Acres or Square Feet)

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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Sakz Property LLC

Name

21941 VILLAGIO DR

Mailing Address

Edmond, Oklahoma 73012

City, State, Zip Code

405-414-2816

Phone

okc.buddy@yahoo.com

Email

Brady Ghaniabadi

Signature of Applicant

Brady Ghaniabadi PE

Applicant's Name (please print)

2405 Adams Avenue Unit 6

Applicant's Mailing Address

San Diego, California 92116

City, State, Zip Code

405-503-3627

Phone

brady@cutlanddevelopment.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.

Exempt Documentary Stamp Tax- OS Title 68, Section 3202-9.

20200511010660350 DEED 05/11/2020
03:36:13 PM Book:14340 Page:1244
PageCount:2 Filing Fee:\$20.00
Doc. Tax:\$0.00 State of
Oklahoma County of
Oklahoma Oklahoma County
Clerk David B. Hooten



WARRANTY DEED

THIS INDENTURE, made this 2nd day of January, 2020, between **Sakz Property Corporation a/k/a Sakz Properties, Inc., an Oklahoma corporation**, party of the first part, and **Sakz Property, L.L.C., an Oklahoma limited liability company**, party of the second part

WITNESSETH: That in consideration of the sum of TEN & NO/100-----Dollars and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey all right, title, interest, estate, and every claim and demand, both at law and in equity, unto Sakz Property, L.L.C., an Oklahoma limited liability company, party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to-wit:

See Attached – EXHIBIT A

TO HAVE AND TO HOLD, the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said parties of the first part, their heirs, successors, grantees, executors, and administrators, do hereby covenants and agree to and with said parties of the second part that, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in the fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that parties of the first part will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs, successors and assigns against said parties of the first part, their heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

In Witness Whereof, parties of the first part have executed or caused to be executed, this instrument the day and year first above written.

Sakz Property Corporation a/k/a Sakz Properties, Inc., an Oklahoma corporation,

By: MD Badiul Islam
MD Badiul Islam AKA Buddy Islam, President of Sakz Property Corporation
a/k/a Sakz Properties, Inc., an Oklahoma corporation

Acknowledgement

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned Notary Public in and for said County and State on this 2nd day of January, 2020, personally appeared MD Badiul Islam AKA Buddy Islam on behalf of Sakz Property Corporation a/k/a Sakz Properties, Inc., an Oklahoma corporation, to me known to be the identical person who executed the within and foregoing instrument and acknowledged before me on this day that he executed the same as his free and voluntary acts and deed for the uses and purposes therein set forth.

Given under my hand this 2nd day of January, 2020.

Notary Public

My Commission Expires: 9/24/20



EXHIBIT A

THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

AND

LOT 6, BLOCK 24, SOUTHERN HILLS ADDITION, SECTION 1, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOTS THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), AND THIRTY-EIGHT (38), BLOCK TWENTY-NINE (29), IN STANDER'S BOULEVARD ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOTS THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), AND THIRTY-FOUR (34), IN BLOCK THIRTY (30), IN STANDER'S BOULEVARD ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOTS THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39), AND FORTY (40), OF BLOCK THIRTY (30), IN STANDER'S BOULEVARD ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

A tract of land lying in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Twelve (12) North, Range (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner of the Northwest Quarter of said Section 27; Thence N00 35' 25" W, along the west line of said NW/4, a distance of 328.82 feet; thence N89 46' 21"E a distance of 198.22 feet to the POINT OF BEGINNING: thence N89 46' 21"E a distance of 467.76 feet; thence N00 34' 02"W a distance of 330.06 feet; thence S89 45' 33" W 467.89 a distance of feet; thence S00 35' 25" E, parallel with the West line of said Northwest Quarter, a distance of 329.96 feet to the point of beginning.

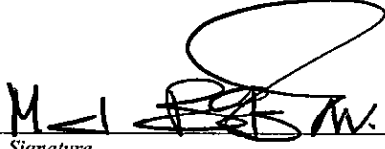
LETTER OF AUTHORIZATION

I, Sakz Property LLC or,
Property Owner of Record
Buddy Islam (Member) authorize,
Agent of the Property Owner of Record and Title
Brady Ghaniabadi
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:

R147854065 OKLAHOMA COUNTY

Address and/or County Assessor account number and County Name

By: 
Signature
Title: Buddy Islam
Manager / Proprietor
Date: 02/8/2025
MM/DD/YYYY

OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within **300 FEET**:

PART NORTHWEST QUARTER (NW/4) SEC 27 12N, 4W, NORTH HALF (N/2) OF SOUTHWEST QUARTER (SW/4) SOUTHWEST QUARTER (SW/4) NORTHWEST QUARTER (NW/4) CONTAINING 5 ACRES MORE OR LESS SUBJECT TO EASEMENTS OF RECORD, OKLAHOMA COUNTY, OKLAHOMA.

THE VILLAGE AT WINDSOR FOREST

LOT 16 BLOCK 1

**DELEON JUAN AMENCO
LOPEZ CELIDA VIOLATA
15259 LAS FLORES AVE
LA MIRADA, CA 90638**

LOT 15, BLOCK 1

**JE VENTURES LLC
7921 NW 18TH ST
OKLAHOMA CITY, OK 73127**

UNPLTD PT SEC 27 12N 4W

**PT NW4 SEC 27 12N 4W BEG 142.8
FT N OF SW/C NW4 TH N186.5FT
E279.82FT S186.54FT W279.82FT
TO BEG CONT 1.19ACRS MORE
OR LESS**

**IGLESIA DE JESUCRISTO
PALABRA MIEL CORP
1712 N MACARTHUR BLVD
OKLAHOMA CITY, OK 73127**

**PT NW4 SEC 27 12N 4W BEG 200FT E OF
SW/C NW4 N142.8FT E79.8FT N186.54FT
E134.65FT S329.5FT W214.65FT TO BEG**

**CES INVESTMENTS LLC
% STEVE COWSERT
901 NE RIVER RD
TOPKEA, KS 66616**

**PT OF NW4 SEC 27 12N 4W BEG 129.5FT
W OF SE/C OF S/2 OF SW4 OF SW4 OF
NW4 TH N329.34FT W121.5FT S329.34FT
E121.5FT TO BEG**

**PORTER JAMES
PORTER JUDITH
5725 NW 16TH ST
OKLAHOMA CITY, OK 73127**

**PT OF SEC 27 12N 4W BEG AT NE/C OF
S/2 OF SW4 OF SW4 OF NW4 TH W129.5FT
S307FT E129.5FT TH N TO BEG**

**BENOIT RENA A TRS
BENOIT RENA A REV TRUST
5721 NW 16TH ST
OKLAHOMA CITY, OK 73127**

THE VILLAGE AT WINDSOR FOREST

COMMON AREA A

**PERSONA DEVELOPMENT 16TH
PURDUE LLC
3805 N GROVE AVE
WARR ACRES, OK 73122**

UNPLTD PT SEC 27 12N 4W

**BEG SW/C OF NW4 TH E200FT N142.8FT
W200FT S142.8FT TO BEG**

**ALI MD RAIHAN
10700 FAIRWAY AVE
OKLAHOMA CITY, OK 73170**

UNPLTD PT SEC 28 12N 4W

**BEG 182FT N OF SE/C OF SE4 OF SE4
OF NE4 TH W330FT S173FT TO BEG**

**BACH TIEN DUY & HAT HOANG CO
TRS
BACH FAMILY TRUST
4909 NW 19TH ST
OKLAHOMA CITY, OK 73127**

THE VILLAGE AT WINDSOR FOREST

LOT 14, BLOCK 1

**KENNEY KYLE C
KENNEY ANGELA R
1809 COLTON DR
OKLAHOMA CITY, OK 73127**

LOT 11, BLOCK 2

**TRAN HANG
5121 NW 17TH ST
OKLAHOMA CITY, OK 73127**

LOT 10, BLOCK 2

**DANG LONG
CAM THANH
5125 NW 17TH ST
OKLAHOMA CITY, OK 73127**

LOT 9, BLOCK 2

**CIFUENTES BRYAN
CIFUENTES YOLANDA
5128 NW 18TH TER
OKLAHOMA CITY, OK 73127**

LOT 13, BLOCK 1

**THAI DAT
CHAU LINH
1813 COLTON DR
OKLAHOMA CITY, OK 73127**

LOT 12, BLOCK 1

**GUZMAN WALTER
ARTEMIO ORDONEZ
1817 COLTON DR
OKLAHOMA CITY, OK 73127**

LOT 6, BLOCK 2

**LEHR KEITH EARL
5120 NW 18TH TER
OKLAHOMA CITY, OK 73127**

LOT 18, BLOCK 1

**BERRY ROCK HOLDINGS LLC
6915 N CLASSEN BLVD STE C
OKLAHOMA CITY, OK 73116**

UNPLTD PT SEC 28 12N 4W

**PT OF E/2 OF SE4 OF SE4 OF NE4
BEG 50FT N OF SE/C THEREOF TH
W330FT TH N132FT TH E330FT TH
S132FT TO BEG EX E30FT**

**BRUCE CURT E & KELLY
1630 N MACARTHUR BLVD
OKLAHOMA CITY, OK 73127**

THE VILLAGE AT WINDSOR FOREST

LOT 19, BLOCK 1

**LEON DEJUAN AMERICO
3141 E YOSEMITE DR
ONTARIO, CA 91762**

LOT 20, BLOCK 1

**ARAGON BRENDA
5124 NW 17TH ST
OKLAHOMA CITY, OK 73127**

LOT 17, BLOCK 1

**GRAMAJO ENCARNACION
DELEON RUBILIA
5136 NW 17TH ST
OKLAHOMA CITY, OK 73127**

LOT 7, BLOCK 2

**MASSO VICTOR
MASSO CLAUDIA J
11909 SW 44TH ST
MUSTANG, OK 73064**

LOT 8, BLOCK 2

**CIFUENTES JOSE
CIFUENTES YOLANDA
5128 NW 18TH TER
OKLAHOMA CITY, OK 73127**

UNPLTD PT SEC 28 12N 4W

BEG 235FT S OF NW/C OF S/2 OF
NE4 OF SE4 OF NE4 TH S75FT
W330FT N75FT E330FT TO BEG
OR TR 4 OF S/2 OF NE4 OF SE4 OF
NE4 EX E50FT FOR ST

SM CORP LLC
PO BOX 21688
OKLAHOMA CITY, OK 73156

NORTHWOOD FOREST

LOT 12, BLOCK 1

ESPINOZA MAARTIN & KRISTIN
5132 NW 18TH ST
OKLAHOMA CITY, OK 73127

LOT 13, BLOCK 1

LOPEZ MAICOL MAX
PAXTOR ENRIQUE IPOLITO ROJAS
5128 NW 18TH ST
OKLAHOMA CITY, OK 73127

LOT 14, BLOCK 1

POOLE STACEY J & TOMMY E
5124 NW 18TH ST
OKLAHOMA CITY, OK 73127

LOT 15, BLOCK 1

RUIZ DE LEON ISAURA A
CALDERON DE LEON GILBERTO A
5120 NW 18TH ST
OKLAHOMA CITY, OK 73127

LOT 11 EX BEG NE/C LT 11 TH W100
FT S13FT ELY 100.50FT NLY ON A
CURVE 4.32FT TO BEG BLOCK 1

LOPEZ ISMARI DUBILIA VALDEZ
5136 NW 18TH ST
OKLAHOMA CITY, OK 73127

UNPLTD PT SEC 27 12N 4W

PT SEC 27 12N 4W S/2 OF S/2 NW4
SW4 NW4 SUBJ TO EASEMENTS
OF RECORD

HEFNER JOHNNY LEE
3441 W MEMORIAL RD, UNIT 4
OKLAHOMA CITY, OK 73134

UNPLTD PT SEC 28 12N 4W

BEG 160FT S OF NE/C OF S/2 OF
NE4 OF SE4 OF NE4 TH S75FT W330
FT N75FT E TO BEG OR TR 3 OF
S/2 OF NE4 OF SE4 OF NE4 EX
E50FT FOR ST

SM CORP LLC
PO BOX 21688
OKLAHOMA CITY, OK 73156

UNPLTD PT SEC 27 12N 4W

**S50FT OF W183FT OF N490FT OF
SW4 OF NW4**

**WEST CHARLES SHERMAN JR
5616 PULCHELLA LN
OKLAHOMA CITY, OK 73142**

UNPLTD PT SEC 28 12N 4W

**BEG 75FT S OF NE.C OF S/2 OF
NE4 OF SE4 OF NE4 TH S85FT W327FT
N85FT E327FT TO BEG OR TR 2 OF
S/2 OF NE4 OF SE4 OF NE4 EX E50FT
FOR ST**

**SM CORP LLC
PO BOX 21688
OKLAHOMA CITY, OK 73156**

NORTHWOOD FOREST

**PT OF LOT 11 BEG NE.C LT 11 TH
W100FT S13FT ELY 100.50FT NLY ON
A CURVE 4.32FT TO BEG & LOT 10
EX N10FT BLOCK 1**

**HILL BRANDON J
5137 NW 18TH ST
OKLAHOMA CITY, OK 73127**

UNPLTD PT SEC 27 12N 4W

**BEG 33FT E & 50FT N OF SW/C OF
N.2 S.2 NW4 SW4 NW4 TH N84.67FT
E150FT S84.67FT TH W150FT TO BEG
SUBJ TO EASEMENTS OF RECORD**

**ROCKIN B4 INVESTMENTS LLC
717 HOLLOWDALE
EDMOND, OK 73003**

NORTHWOOD FOREST

**ALL OF LOT 9 PLUS THE NLT 10FT OF
LOT 10, BLOCK 1**

**CARREON VICTOR ARMANDO
DE LOERA MAGDALENA
MARTINEZ
5133 NW 18TH ST
OKLAHOMA CITY, OK 73127**

LOT 8, BLOCK 1

**RICE DEBRA ANN TRS
RICE GREG TRS
RICE DEBBRA ANN FAMILY TRUST
5129 NW 18TH ST
OKLAHOMA CITY, OK 73127**

LOT 7, BLOCK 1

JUNG MATTHEW P & MARIA S TRS
JUNG MATTHEW & MARIA FAMILY
TRUST
5125 NW 18TH ST
OKLAHOMA CITY, OK 73127

UNPLTD PT SEC 27 12N 4W

BEG 183FT E OF SW/C OF N./2 OF
S/2 OF NW4 OF SW4 OF NW4 TH E477FT
N165FT W TO W LINE S30FT E150FT
S135FT TO BEG

BOTKIN MARK S & PATRICIA A
5800 NW 18TH ST
OKLAHOMA CITY, OK 73127

UNPLTD PT SEC 28 12N 4W

BEG AAT NE/C OF S/2 OF NE4 OF
SE4 OF NE4 TH S75FT W330FT N75FT
E TO BEG OR TR 1 OF S/2 OF NE4 OF
SE4 OF NE4 EX E50FT FOR ST

SM CORP LLC
PO BOX 21688
OKLAHOMA CITY, OK 73156

BEG AT SW/C OF E/2 S/2 NE4 SE4
NE4 TH N329.33FT W330FT S329.33FT
E330FT TO BEG PLUS BEG AT SE/C OF
S/2 NE4 SE4 NE4 TH W330FT N19.33FT
E330FT S19.33FT TO BEG SUBJ TO
ESMTS OF RECORD

SAME AS ABOVE

BRADOAKS

PT OF LOTS 6 & 7 BEG 17.50FT S OF
NW/C LT 7 TH S124.97FT E45.27FT
NE87.06FT N47.50FT NW ALONG A
CURVE 31.14FT SW26.48FT W90.70FT
TO BEG

DOCKINS DEANDRE
1907 N MOULTON CT
OKLAHOMA CITY, OK 73127

THE VILLAGE AT WINDSOR FOREST

LOT 11 BLOCK 1

GONZALEZ MARIA CRISTINA
1821 COLTON DR
OKLAHOMA CITY, OK 73127

UNPLTD PT SEC 27 12N 4W

PT NW4 SEC 27 12N 4W N/2 OF SW4
SW4 NW4 CONT 5ACRS MORE OR
LESS SUBJ TO ESMTS OF RECORD

SAKZ PROPERTY LLC
21941 VILLAGIO DR
EDMOND, OK 73012

THE VILLAGE AT WINDSOR FOREST

LOT 10 BLOCK 1

**CIFUENTES RONALD
5137 NW 18TH TER
OKLAHOMA CITY, OK 73127**

LOT 9 BLOCK 1

**BARRIOS AURA FRANCISCA
BARRIOS ANGEL C
5133 NW 18TH TER
OKLAHOMA CITY, OK 73127**

UNPLTD PT SEC 28 12N 4W

**PT OF SEC 28 12N 4W BEG 625FT N OF
SE/C OF NE4 TH W200FT N35FT E200FT
S35FT TO BEG EX THE E50FT**

**BACH TIEN DUY & HAT HOANG
CO TRS
BACH FAMILY TRUST
4909 NW 19TH ST
OKLAHOMA CITY, OK 73127**

**BEG 355FT N OF SE/C OF E/2 OF SE4
OF SE4 OF NE4 TH W300FT N305FT
E130FT S35FT E200FT S270FT TO BEG
EX E50FT**

SAME AS ABOVE

THE VILLAGE AT WINDSOR FOREST

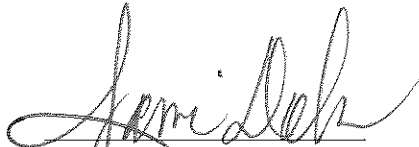
LOTS 7 & 8, BLOCK 1

**DE NUNEZ MIXY BARAHONA
NUNEZ YONIS MOISES
5125 NW 18TH TER
OKLAHOMA CITY, OK 73127**

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 13th day of February, 2025.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.


Jami Dolan
Asst. Secretary


Mitchell D. Reid, Vice President

On this 13th day of February, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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




Susan Lowrance, Notary Public

My Commission Expires: 1-24-28
My Commission Number: 0000353
Reference #2500883