



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

WAGPAST NW 1st & N Klein

Project Name

1138-1140 NW 1st St Oklahoma City, OK 73106

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

SPUD for R-3 Medium Density Residential District Zoning changes.

Summary Purpose Statement / Proposed Development

SPUD 1404

File Date:	5 Apr 22
Ward No.:	6
Nbhd. Assoc.:	—
School District:	OKC
Extg Zoning:	R-3
Overlay:	—

11,000 sf

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.) 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):

SAME

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Jeremy Wilson

Applicant's Name (please print)

PO BOX 18797

Applicant's Mailing Address

Oklahoma City, OK 73160

City, State, Zip Code

405-808-1355

Phone

wagpasty@gmail.com

Email

Exhibit A

Legal Description

The North 80-feet of LOTS 23 and 24 and all of LOTS 22 and 21, in BLOCK 16, PARKER and COLCORD ADDITION to Oklahoma City, Oklahoma County, Oklahoma, According to the plat recorded in Book 3 of Plats, page 9.

ZONE R3 PROPOSED SINGLE FAMILY HOMES



WAG PASTY, LLC
Custom Homes & Remodeling

The site plan shows a residential development along NW 1st ST and N Klein Ave. The plan includes the following details:

- Streets:** NW 1st ST (top), N Klein Ave (left), and Alley (bottom).
- Lot Dimensions and Layout:**
 - Top section: 26' wide, divided into four 13' wide sections. Each section contains a 12' wide 'Drive Way' and a 13' wide lot.
 - Central section: 100' wide, divided into four 25' wide lots (LOT 24, LOT 23, LOT 22, LOT 21). Each lot is labeled 'Zone R3' and 'Proposed Single Family Home'.
 - Bottom section: 140' wide, divided into two 70' wide sections. The left section is labeled 'SPUD-906' and '50''. The right section is divided into two 25' wide lots (LOT 22, LOT 21), each labeled 'Zone R3' and 'Proposed Single Family Home'.
- Other Features:**
 - Vertical dimensions on the left: 18', 80', 18'.
 - Vertical dimensions on the right: 140'.
 - Bottom dimensions: 20', 18'.
 - SPUD-906 label appears in two locations: bottom left and bottom right.
- North Arrow:** Located in the bottom right corner, pointing towards the top right.

Tax I.D. No.: 014969588 and 014969622

Mail Tax Statement To:

PO Box 18797
OKC, OK 73154

After Recording Return To:

American Eagle Title Group, LLC
2561 S. Kelly Avenue
Edmond, OK 73013

American Eagle Title Group
421 NW 13th Ste 320
Oklahoma City, OK 73103

2022031001037057 B: 15086 P: 1653
03/10/2022 02:00:02 PM Pgs: 2
Fee: \$20.00 Doc Stamp: \$397.50
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **1st & Klein LLC**,
party of the first part, 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
Jeremy Wilson

Whose address is: ~~4138 & 1140 NW 1st St~~
~~Oklahoma City, OK 73106~~

party of the second part, the following described real property and premises situated in **Oklahoma County**, State
of **Oklahoma**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or
deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part,
which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and
warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and
assigns forever, free, 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 set forth hereinabove.

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

1st & Klein LLC

BY:

Jack Evans Manager

Property Address:

1138 NW 1st Street, OKC, OK 73106

1140 NW 1st Street, OKC, OK 83106

ACKNOWLEDGMENT

State of **Oklahoma**

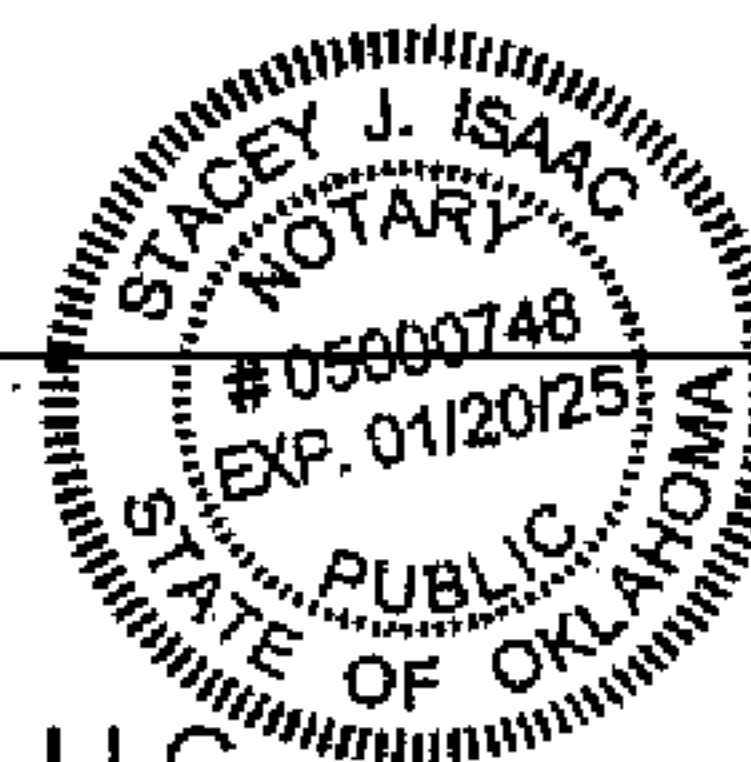
County of **Oklahoma**

ss:

The foregoing instrument was acknowledged before me on this **7th day of March, 2022** by **Jack Ray Evans as
Manager of 1st & Klein LLC**.

My Commission Expires:
January 20, 2025

Notary Public,
Stacey J. Isaac



Closing Agent: American Eagle Title Group, LLC
File Number: 2201-0093-91
Underwriter: American Eagle Title Insurance Company

2/20

EXHIBIT "A"

Lots Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) in Block Sixteen (16), of PARKER AND COLCORD'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

UNOFFICIAL

LETTER OF AUTHORIZATION

I, **Jeremy Wilson** Property Owner of Record, authorize, To make an application for municipal approval and do all things necessary for the advancement of such application with respect to the property at the following location:

- **Address:** 1140 NW 1st St Oklahoma City, OK 73106
County Assessor Account #: R014969622
- **Address:** 1138 NW 1st St Oklahoma City, OK 73106
County Assessor Account #: R014969588

By: 

Title: Owner

Date: 03/25/2022

PROPERTY OWNERS REPORT

Property Owner	Mailing Address	Full Legal Description
TRIPLE C NA LLC	1212 W MAIN ST OKLAHOMA CITY, OK 73106-7803	PARKER & COLCORD ADD 015 000 LOTS 1 THRU 4
MONROE KEITH	2328 NW 55TH ST OKLAHOMA CITY, OK 73112-7719	PARKER & COLCORD ADD 015 005
C & N LEASING INC	1212 W MAIN ST OKLAHOMA CITY, OK 73106-7803	PARKER & COLCORD ADD 015 006
C & N LEASING INC	1212 W MAIN ST OKLAHOMA CITY, OK 73106-7803	PARKER & COLCORD ADD 015 000 LOTS 7 & 8
C & N LEASING INC C/O JIMMIE CATLEGE	1212 W MAIN ST OKLAHOMA CITY, OK 73106-7803	PARKER & COLCORD ADD 015 000 LOTS 9 & 10
MCMICHAEL WILLIAM J	2308 S PENNSYLVANIA AVE OKLAHOMA CITY, OK 73108-7616	PARKER & COLCORD ADD BLOCK 015 000 E15FT LOT 44 & ALL LOTS 45 THRU 48
MONROE KEITH	2328 NW 55TH ST OKLAHOMA CITY, OK 73112-7719	PARKER & COLCORD ADD 015 000 LOT 43 & W10FT OF LT 44
MONROE KEITH	2328 NW 55TH ST OKLAHOMA CITY, OK 73112-7719	PARKER & COLCORD ADD 015 000 LOTS 41 & 42
HAGAR RESTAURANT EQUIPMENT SERVICE INC	6200 NW 2ND ST OKLAHOMA CITY, OK 73127-6520	PARKER & COLCORD ADD 015 000 LOTS 39 & 40
FES SAISS PROPERTIES LLC	4301 AVALON CT OKLAHOMA CITY, OK 73120	PARKER & COLCORD ADD BLK 016 LOT 000 LOTS 25 THRU 28
FES SAISS PROPERTIES LLC	4301 AVALON CT OKLAHOMA CITY, OK 73120	PARKER & COLCORD ADD 016 000 LOTS 29 THRU 32
HIMES DONALD R & JENNIE L REV TRUST	5808 COMANCHE CT WARR ACRES, OK 73132-6620	PARKER & COLCORD ADD 016 000 LOTS 33 THRU 41
EDWARDS GAYLE L	1200 W MAIN ST OKLAHOMA CITY, OK 73106-7803	ORCHARD PARK ADD 003 000 LOTS 1 & 2
C & N LEASING INC	1212 W MAIN ST OKLAHOMA CITY, OK 73106-7803	ORCHARD PARK ADD 002 000 LOTS 10 THRU 12
UPWARD TRANSITIONS INC	1134 W MAIN ST OKLAHOMA CITY, OK 73106-7847	ORCHARD PARK ADD 002 000 LOTS 8 & 9
UPWARD TRANSITIONS INC	1134 W MAIN ST OKLAHOMA CITY, OK 73106-7847	ORCHARD PARK ADD 002 000 LOTS 4 THRU 7
L & P PROPERTIES LL C	PO BOX 1607 OKLAHOMA CITY, OK 73101-1607	ORCHARD PARK ADD 002 000 LOTS 1 2 & 3
SWINDELL DOUG & BARBARA	336555 E 880 RD WELLSTON, OK 74881-8254	ORCHARD PARK ADD 001 000 LOTS 11 & 12
JENT RENTALS LLC	501 N HUDSON ST ALTUS , OK 73521	PARKER & COLCORD ADD 016 000 LOTS 19 & 20
PJS PROPERTIES LLC	524 NW 15TH ST OKLAHOMA CITY, OK 73103-2102	PARKER & COLCORD ADD 016 000 LOTS 7 THRU 18
MCGLATHLIN VAN & KIM AMY C	7325 SANDLEWOOD DR OKLAHOMA CITY, OK 73132	PARKER & COLCORD ADD BLK 009 LOT 000 LOT 39 & W18FT OF LOT 40
BUILDERS CONSTRUCTION CO	1745 ANDOVER CT OKLAHOMA CITY, OK 73120-1101	PARKER & COLCORD ADD 009 000 LOTS 37 & 38
BUILDERS CONSTRUCTION CO	1745 ANDOVER CT OKLAHOMA CITY, OK 73120-1101	PARKER & COLCORD ADD 009 000 LOTS 31 THRU 36
ST SOMEWHERE PROPERTY LLC	25 SOUTHCLIFF NORMAN, OK 73072-9727	PARKER & COLCORD ADD 009 000 LOTS 21 THRU 30
ARENAS SPORTS CENTER LLC	1123 N HOLLY AVE OKLAHOMA CITY, OK 73127	PARKER & COLCORD ADD BLK 009 LOT 000 LOTS 5 THRU 20
ST SOMEWHERE PROPERTY LLC	25 SOUTHCLIFF NORMAN, OK 73072-9727	PARKER & COLCORD ADD 009 000 LOTS 21 THRU 30
GTH INVESTMENT HOLDINGS LLC	311 N HARVEY AVE STE 200 OKLAHOMA CITY, OK 73102-3420	PARKER & COLCORD ADD 010 000 LOTS 1 THRU 6
ZAMACONA PEDRO V	207 N KLEIN AVE OKLAHOMA CITY, OK 73106-7631	PARKER & COLCORD ADD 010 000 LOTS 39 & 40
ZAMACONA PEDRO V	207 N KLEIN AVE OKLAHOMA CITY, OK 73106-7631	PARKER & COLCORD ADD 010 000 LOT 41 & W2 OF LOT 42
ZAMACONA PEDRO V	207 N KLEIN AVE OKLAHOMA CITY, OK 73106-7631	PARKER & COLCORD ADD 010 000 E2 OF LOT 42 & ALL OF LOTS 43 THRU 45
VALENCIA DE KECKLEY JUANA	1203 NW 1ST ST OKLAHOMA CITY, OK 73106-7601	PARKER & COLCORD ADD 010 000 LOTS 46 THRU 48

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 29 day of MARCH, 20 22


Applicant Signature

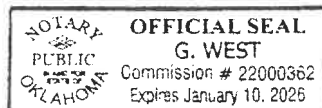
Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA
County of Cleveland, on the 29 day of March, 20 2022.

My Commission Expires:

1-10-26


Notary Public

Commission # 220000362



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

(03/13/2022)

PREPARED BY:

WAG-PASTY, LLC
Jeremy Wilson
PO BOX 18797
Oklahoma City, OK 73154
wagpasty@gmail.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.

This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

- 8200.14: Single-Family Residential

2. Maximum Building Height: Single-Family, 3- story dwellings up to a max of 50 ft tall, may have a rooftop deck, terrace or occupies roof, (terrace may include shade structure(s) and enclosed accessory on Simplified Planned Unit Development.

3. Maximum Building Size: Single-Family, up to one 1 Dwelling Unit/ Max of 3,000 sf Living Space per divided lots on Simplified Planned Unit Development.

4. **Maximum Number of Buildings:** Single-Family: A max of 5 dwelling units to be built on Simplified Planned Unit Development.
5. **Building Setback Lines:**
 - Front Yard: 0 ft/ per divided lots.
 - Rear Yard: 0 ft/ per divided lots.
 - Side Yard: 0 ft/ per divided lots.
 - Corner Side Yard: 0 ft/ per divided lots.
 - The area within sight- triangles may be developed per divided lots.
6. **Sight-proof Screening:** N/A
7. **Landscaping:** Minimum amount of landscape points for the developed area to be provided per Oklahoma City Landscape Ordinance for R-3 Medium Density Residential District zoning. Location(s) for planting may be distributed in any configuration on-site and or in a row on Simplified Planned Unit Development.
8. **Signs:** N/A
 - 8.1 **Freestanding accessory signs:** N/A
 - 8.2 **Attached signs:** N/A
 - 8.3 **Non-Accessory Signs:** N/A
 - 8.4 **Electronic Message Display signs:** N/A
9. **Access:** There may be up to 4 access points from NW 1st ST, and 2 access points from the alley off of Klein Avenue in this Simplified Planned Unit Development.
10. **Sidewalks:** Minimum amount of Sidewalks for the developed area to be provided per Oklahoma City Sidewalks Ordinance for R-3 Medium Density Residential District zoning.

II. Other Development Regulations:

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

3. Street Improvements: N/A

4. Site Lighting: N/A

5. Dumpsters: N/A

6. Parking: N/A

7. Maintenance: N/A

8. Drainage: N/A

9. Other:

9.1 Minimum Lot Size: Single-Family, a minimum of 2000sf per divided lots on Simplified Planned Unit Development.

9.2 Maximum Lot Coverage: Single-Family, 100% of coverage per divided lots on Simplified Planned Unit Development.

9.3 Minimum Lot Width: Single-Family, a minimum lot width of 25ft per divided lots on Simplified Planned Unit Development.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Recorded Deed

Exhibit D: Letter of Authorization From Property Owner

Exhibit E: Property Owners Report

Exhibit F: Signed and Notarized Copy of Affirmation

