



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 SPUD ReZONING

Simplified Planned Unit Development District  
SE 25th Industrial Rezoning

Project Name 1201 SE 25th St

(Parcel of) ~~XXXXXXX~~ Oklahoma City, Ok 73129

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

Spud for Parcel to match fronting property 1313 SE 25th St Zoning

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD 1712
	File Date: 1-14-25
	Ward No.: W4
	Nbhd. Assoc.: NA
	School District: OKC
	Extg Zoning: PUD-855
	Overlay:

29,208 square feet

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):

1313 SE 25th LLC - Brent Irish

Name

PO Box 6325

Mailing Address

Moore, OK, 73153

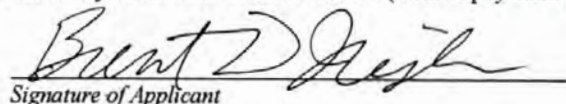
City, State, Zip Code

4052504897

Phone

brent.irish1@gmail.com

Email

  
Signature of Applicant

Brent Irish

Applicant's Name (please print)

1605 Mark Circle

Applicant's Mailing Address

Moore, OK, 73160

City, State, Zip Code

4054269848

Phone

brent.irish1@gmail.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

2023121901164840 B: 15632 P: 327  
12/19/2023 11:10:30 AM Pgs: 4  
Fee: \$24.00 Doc Stamp: \$116.25  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



DOC STAMPS: \$116.25

Property Address: LAND ONLY, Oklahoma City, OK 73129

Buyer Mailing Address: 11217 N May Ave., Oklahoma City, OK 73120

**WARRANTY DEED**  
(LLC - Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Oklahoma Land Company, LLC**, an Oklahoma limited liability company AKA **Oklahoma Land Co. LLC** ("Grantor"), in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **1313 SE 25th LLC**, an Oklahoma limited liability company ("Grantee"), 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 the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interest, and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO taxes and assessments not yet due, restrictions, covenants, conditions, and easements of record or in visible use.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors, and assigns forever, free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature.

Signed and delivered this 11 day of December, 2023.

**Oklahoma Land Company, LLC, an Oklahoma limited liability company**

BY: 

Tony J. Tyler  
Manager

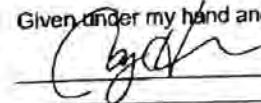
**ACKNOWLEDGMENT**

State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 11<sup>th</sup> of December, 2023, by **Tony J. Tyler, the Manager of Oklahoma Land Company, LLC, an Oklahoma limited liability company AKA Oklahoma Land Co. LLC**, to me known to be the identical person who subscribed the name of the maker thereof of the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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



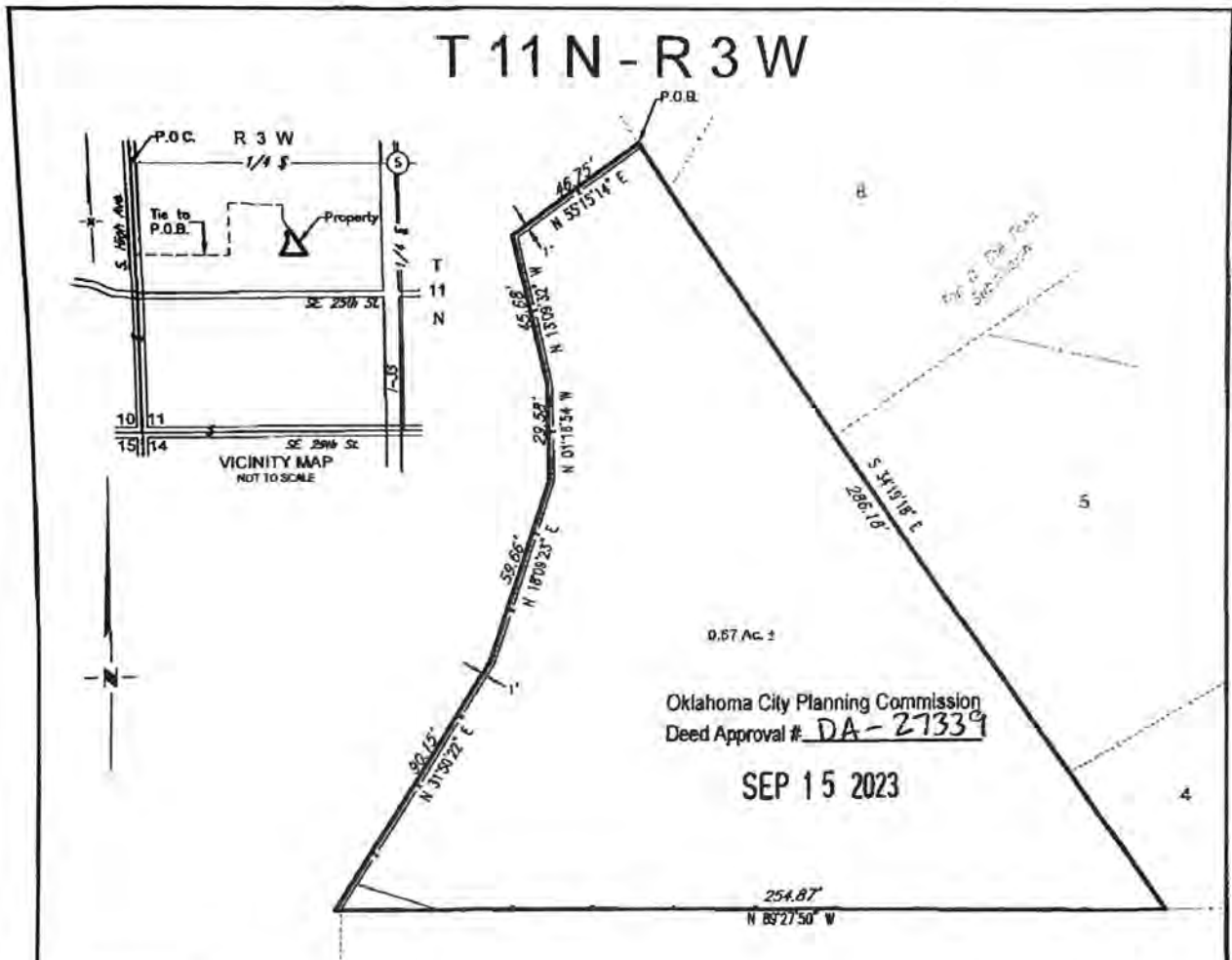
Notary Public

Commission Expires: 1-28-25

Deed Presented for Filing By: **Oklahoma Prime Title & Escrow, LLC**  
File No.: 202300605  
Name of Title Insurer: **American Eagle Title Insurance Company**




Oklahoma Prime Title &  
Escrow LLC  
13913 Quail Pointe Dr., STE A  
Oklahoma City, OK 73134

**LEGAL DESCRIPTION:**

A tract of land in the Southwest Quarter (SW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West on the Indian Meridian, Oklahoma County, Oklahoma, being a portion of Block Two (2) in Corff's Subdivision, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; Thence S 00°31'32\" W, along the west line of said Southwest Quarter, a distance of 882.00 feet; Thence S 89°49'56\" E a distance of 946.49 feet; Thence N 00°31'32\" E, parallel with the west line of said Southwest Quarter, a distance of 500.01 feet; Thence S 89°49'56\" E a distance of 222.86 feet; Thence S 00°10'04\" W a distance of 14.59 feet; Thence S 89°56'06\" E a distance of 317.73 feet; Thence S 01°01'20\" W a distance of 147.41 feet; Thence S 34°19'18\" E a distance of 121.25 feet to the POINT OF BEGINNING; Thence Continuing S 34°19'18\" E a distance of 286.18 feet; Thence N 89°27'50\" W a distance of 254.87 feet; Thence N 31°50'22\" E a distance of 90.15 feet; Thence N 18°9'23\" E a distance of 59.66 feet; Thence N 01°16'54\" W a distance of 29.58 feet; Thence N 13°09'32\" W a distance of 45.68 feet; Thence N 55°15'14\" E a distance of 46.75 feet to the POINT OF BEGINNING. Containing 0.67 acres, more or less.

				<div></div> <div><b>PLOT PLAN</b></div> <div><div><div><b>CIMARRON.</b> SURVEYING &amp; MAPPING CO. <small>C.S. No. 1782 Expires Aug 30, 2023</small></div><div>1730 SW 87th Street, Okla. C3 Oklahoma City, OK (405) 692-7748 www.cimarroninc.com</div></div></div>	SCALE: 1"=50'
					DATE: 08/25/23
NO.	REVISION	DATE	BY		JOB NO.: 2314147
SURVEYED BY: D.D.					DWG. NO.: 2314147
DRAWN BY: B.M.J.					A/E. NO:
APPROVED BY: D.M.D.				SHEET 1 OF 1	

1550 SW 89th Street, Bldg. C1  
Oklahoma City, OK  
(405) 671-1118  
www.cimarron-survey.com



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 section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustee(s) 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.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

Brent Irish

Brent Irish (AFFIANT)

Individually, and as authorized agent of the Entity

12/15/2023

Date

The foregoing instrument was acknowledged before me this 15th day of December, 20 23,  
by Brent Irish

Rachel Koeppe

NOTARY PUBLIC

My Commission Expires: 10/02/27

My Commission No.: 15009264

RACHEL KOEPPE

Notary Public, State of Oklahoma

Commission #15009264

My Commission Expires 10/02/2027

## Exhibit A – Legal Description

A tract of land in the Southwest Quarter (SW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being a portion of Block Two (2) in Corff's Subdivision, more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter; Thence S 00°31'32" W, along the west line of said Southwest Quarter, a distance of 882.00 feet; Thence S 89°49'56" E a distance of 946.49 feet; Thence N 00°31'32" E, parallel with the west line of said Southwest Quarter, a distance of 500.01 feet; Thence S 89°49'56" E a distance of 222.86 feet; Thence S 00°10'04" W a distance of 14.59 feet; Thence S 89°56'06" E a distance of 317.73 feet; Thence S 01°01'20" W a distance of 147.41 feet; Thence S 34°19'18" E a distance of 121.25 feet to the POINT OF BEGINNING; Thence Continuing S 34°19'18" E a distance of 286.18 feet; Thence N 89°27'50" W a distance of 254.87 feet; Thence N 31°50'22" E a distance of 90.15 feet; Thence N 18°09'23" E a distance of 59.66 feet; Thence N 01°16'54" W a distance of 29.58 feet; Thence N 13°09'32" W a distance of 45.68 feet; Thence N 55°15'14" E a distance of 46.75 feet to the POINT OF BEGINNING.



**Invoice No.:** 2410-0156-20 - 2

**Invoice Date:** January 7, 2025

**Order No.:** 2410-0156-20

**Customer Code No.:** 23-4993

**Customer Details:** OKLAHOMA PRIME TITLE & ESCROW, LLC  
2740 Featherstone Rd  
Oklahoma City, OK 73120

**Customer Reference No.:** **Attn:** Teresa

**Charge To:** 1313 SE 25th LLC

<b>Legal Description</b>
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Pt Blk 2, Corffs Sub Addition, Oklahoma County

**County:** Oklahoma

**Comments:** 1313 SE 25th St.  
Oklahoma City, OK 73129

Description	Bill Code	Amount
Ownership Update	4102D	\$150.00
Less Payment Received	Date Paid	Amount
Total:		\$150.00

**If cancelled please remit 150.00.**

*Please remit payment to:*

American Eagle Title Insurance Company  
421 NW 13th Street, Suite 320  
Oklahoma City, OK 73103  
Phone: (405)232-6700 Fax: (405)552-0724

## CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 30th day of December, 2024.

AMERICAN EAGLE TITLE INSURANCE COMPANY

  
\_\_\_\_\_  
DYLAN SMITH  
ABSTRACTOR

State of Oklahoma     )  
                                  ) ss.  
County of Oklahoma    )

This instrument was acknowledged before me on January 7, 2025, by Dylan Smith, Abstractor.



  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:  
Order No.: 2410-0156-20 1st Update



## "EXHIBIT A"

A tract of land in the Southwest Quarter (SW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being a portion of Block Two (2), in CORFF'S SUBDIVISION, more particularly described as follows: Commencing at the Northwest corner of said SW/4; thence S00°31'32"W, along the West line of said SW/4, a distance of 882.00 feet; thence S89°49'56"E a distance of 946.49 feet; thence N00°31'32"E, parallel with the West line of said SW/4, a distance of 500.01 feet; thence S89°49'56"E a distance of 222.86 feet; thence S00°10'04"W a distance of 14.59 feet; thence S89°56'06"E a distance of 317.73 feet; thence S01°01'20"W a distance of 147.41 feet; thence S34°19'18"E a distance of 121.25 feet to the Point of Beginning; thence continuing S34°19'18"E a distance of 286.18 feet; thence N89°27'50"W a distance of 254.87 feet; thence N31°50'22"E a distance of 90.15 feet; thence N18°9'23"E a distance of 59.66 feet; thence N01°16'54"W a distance of 29.58 feet; thence N13°09'32"W a distance of 45.68 feet; thence N55°15'14"E a distance of 46.75 feet to the Point of Beginning.

**“Exhibit B”**

Dated: January 7, 2025

Order No. 2410-0156-20 1<sup>st</sup> update

1313 SE 25 <sup>TH</sup> LLC 11217 N MAY AVE OKLAHOMA CITY, OK 73120	027931015 LOT 000 BLOCK 002 PT OF BLK 2 BEG 882FT S & 946.49FT E & 500.01FT N & 222.86FT E & 14.59FT S & 317.73FT E & 147.41FT S & 121.25FT SE OF TH NW/C SW4 SEC 11 11N 3W TH SE286.18FT W254.87FT NE90.15FT NE59.66FT NWLY29.58FT NWLY45.68FT NE46.75FT TO BEG CONT .67ACRS MORE OR LESS CORFFS SUB ADDITION (SUBJECT PROPERTY)
OKLAHOMA LAND CO LLC 5101 S SHIELDS BLVD OKLAHOMA CITY, OK 73129-3217	027931010 LOT 000 BLOCK 000 PT OF BLKS 1 & 2 BEG 882FT S & 946.49FT E & 500.01FT N & 222.86FT E & 14.59FT S OF NW/C SW4 SEC 11 11N 3W TH E317.73FT SLY147.41FT SELY407.43FT W253.85FT SWLY105.52FT NWLY ALONG A CURVE RIGHT 222.66FT NWLY175.26FT NLY185.95FT TO BEG CONT 4.16ACRS MORE OR LESS EX PT OF BLK 2 BEG 882FT S & 946.49FT E & 500.01FT N & 222.86FT E & 14.59FT S & 317.73FT E & 147.41FT S & 121.25FT SE OF TH NW/C SW4 SEC 11 11N 3W TH SE286.18FT W254.87FT NE90.15FT NE59.66FT NWLY29.58FT NWLY45.68FT NE46.75FT TO BEG CORFFS SUB ADDITION
TIDWELL PROPERTIES LLC PO BOX 94314 OKLAHOMA CITY, OK 73143-4314	027932017 LOT 000 BLOCK 000 PT OF BLK 2 BEG 393FT W OF NE/C BLK 2 TH S309.7FT SWLY 241.7FT N338.27FT E240FT TO BEG CORFFS SUB ADDITION
1313 SE 25 <sup>TH</sup> LLC 410 N WALNUT AVE, UNIT 100 OKLAHOMA CITY, OK 73104	027932022 LOT 000 BLOCK 000 PT BLK 2 BEG1756.10FT N & 863FT W OF SE/C SW4 TH S345.64FT W319.50FT N346.84FT E319.50FT TO BEG SUBJ TO ESMTS OF RECORD CORFFS SUB ADDITION
ORTCO INCORPORATED PO BOX 94127 OKLAHOMA CITY, OK 73143-4062	027932023 LOT 000 BLOCK 000 PT OF BLK 2 BEG AT A PT ON N LINE A DIST OF 633FT W OF NE/CS410FT W200FT N410FT E200FT TO BEG EX S60FT FOR ROAD CORFFS SUB ADDITION

MD & S PROPERTY MANAGEMENT OF OKC LLC 1111 SE 25 <sup>TH</sup> ST OKLAHOMA CITY, OK 73129-6429	027932030 LOT 000 BLOCK 000 PT OF BLKS 1 & 2 BEG 1167.5FT W OF NE/C OF BLK 2 TH S63.37FT W135.30FT S286.63FT E135.30FT S60FT W532FT N410FT E.59FT N500.01FT E556.03FT S12.59FT W317.73FT SLY185.95FT SELY175.26FT TH SELY ALONG A CURVE 222.66FT NELY105.52FT TO BEG SUBJ TO ESMTS OF RECORD CONT 7.0217ACRS MORE OR LESS CORFFS SUB ADDITION
1115 SE 25 <sup>TH</sup> ST LLC 1115 SE 25 <sup>TH</sup> ST OKLAHOMA CITY, OK 73129	027932035 LOT 000 BLOCK 000 PT OF BLK 2 BEG 1167.50FT W & 63.37FT S OF NE/C BLK 2 TH W135.30FT S286.63FT E135.30FT N286.63FT TO BEG CONT .89ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD CORFFS SUB ADDITION
OKLA CITY HOUSING AUTHORITY 1700 NE 4 <sup>TH</sup> ST OKLAHOMA CITY, OK 73117	131101870 LOT 001 BLOCK 005 TOP O THE TOWN SEC 4
PULIDO DARIO PULIDO JAVIER 1220 SE 23 <sup>RD</sup> ST OKLAHOMA CITY, OK 73129	131101890 LOT 003 BLOCK 005 TOP O THE TOWN SEC 4
WHITE OPERATING CO 1627 SW 96 <sup>TH</sup> ST OKLAHOMA CITY, OK 73159-7136	131101900 LOT 004 BLOCK 005 TOP O THE TOWN SEC 4
WHITE OPERATING CO 1627 SW 96 <sup>TH</sup> ST OKLAHOMA CITY, OK 73159-7136	131101910 LOT 005 BLOCK 005 TOP O THE TOWN SEC 4
WHITE OPERATING CO 1627 SW 96 <sup>TH</sup> ST OKLAHOMA CITY, OK 73159-7136	131101920 LOT 006 BLOCK 005 TOP O THE TOWN SEC 4
MARTINEZ HERNANDEZ RAFAEL MARTINEZ MARINA 4312 SE 154 <sup>TH</sup> ST OKLAHOMA CITY, OK 73165-7318	131101930 LOT 007 BLOCK 005 TOP O THE TOWN SEC 4
GOMEZ MANUELA G GOMEZ MAGDALENA 1200 SE 23 <sup>RD</sup> ST OKLAHOMA CITY, OK 73129-6406	131101940 LOT 008 BLOCK 005 TOP O THE TOWN SEC 4
REYNA GUADALUPE REYNA ERNESTO 1201 SE 23 <sup>RD</sup> ST OKLAHOMA CITY, OK 73129-6405	131101950 LOT 009 BLOCK 005 TOP O THE TOWN SEC 4
VARGAS LUCIANO S & ALICIA L 2017 S EMCO DR OKLAHOMA CITY, OK 73129-6316	134631080 LOT 001 BLOCK 010 TOP O THE TOWN SEC 6
KINNEY ENTERPRISES LLC PO BOX 5633 EDMOND, OK 73083-5633	134631090 LOT 002 BLOCK 010 TOP O THE TOWN SEC 6
DEAL JEFFREY A 1220 SE 24 <sup>TH</sup> ST OKLAHOMA CITY, OK 73129-6414	134631100 LOT 003 BLOCK 010 TOP O THE TOWN SEC 6

COMBS SHARLETT N PO BOX 11511 OKLAHOMA CITY, OK 73136-0511	134631110 LOT 004 BLOCK 010 TOP O THE TOWN SEC 6
MCCRACKEN TERESA IRENE 1225 SE 24 <sup>TH</sup> ST OKLAHOMA CITY, OK 73129-6413	134631120 LOT 005 BLOCK 010 TOP O THE TOWN SEC 6
PHAN HENRY J 6689 TOPLEY PIKE AVE LAS VEGAS, NV 89139-5392	134631130 LOT 006 BLOCK 010 TOP O THE TOWN SEC 6
OKLA CITY HOUSING AUTH 1700 NE 4 <sup>TH</sup> ST OKLAHOMA CITY, OK 73117	134631140 LOT 000 BLOCK 010 LOT 7 EXEMPT TOP O THE TOWN SEC 6
OKLA CITY HOUSING AUTH 1700 NE 4 <sup>TH</sup> ST OKLAHOMA CITY, OK 73117	134631150 LOT 000 BLOCK 010 LOT 8 EXEMPT TOP O THE TOWN SEC 6
BEST SHERYL PO BOX 183 MULHALL, OK 73063	134631160 LOT 009 BLOCK 010 TOP O THE TOWN SEC 6
CONSTRUCTION PLUS PROPERTIES LLC 4601 SE 118 <sup>TH</sup> ST OKLAHOMA CITY, OK 73165	134631170 LOT 010 BLOCK 010 TOP O THE TOWN SEC 6
HALLMAN GREGORY L SR & FRANCISCA 1217 SE 23 <sup>RD</sup> TER OKLAHOMA CITY, OK 73129-6410	134631180 LOT 011 BLOCK 010 TOP O THE TOWN SEC 6
KINNEY ENTERPRISES 2 LLC PO BOX 5633 EDMOND, OK 73083-5633	134631190 LOT 012 BLOCK 010 TOP O THE TOWN SEC 6
SAMUELS JOEL SETH 1256 SE 24 <sup>TH</sup> ST OKLAHOMA CITY, OK 73129-6414	131101420 LOT 006 BLOCK 003 TOP O THE TOWN SEC 4
RAWSON NELDA J 2000 S HIGH AVE OKLAHOMA CITY, OK 73129-4661	131101450 LOT 009 BLOCK 003 TOP O THE TOWN SEC 4
VAUGHN JIMMY R & BRIDGET G 1224 SE 23 <sup>RD</sup> TER OKLAHOMA CITY, OK 73129-6409	131101470 LOT 000 BLOCK 004 LOTS 1 & 2 TOP O THE TOWN SEC 4

**THE CITY OF OKLAHOMA CITY**  
**SIMPLIFIED PLANNED UNIT DEVELOPMENT**

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT**

**December 19<sup>th</sup>, 2024**  
**(Revision Date)**

**PREPARED BY:**

1313 SE 25<sup>th</sup> LLC  
*Brent Irish*  
*PO Box 6325*  
*Moore, Ok 73153*  
405.426.9848  
[Brent.irish1@gmail.com](mailto:Brent.irish1@gmail.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 **I-2 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:

Storing products and materials to exclude any products or materials that are hazardous or create an odor or nuisance

Parking for vehicles and equipment

Access to the building to the South of the site

### **1.1 Minimum Lot Size:**

.67 Acres

### **1.2 Minimum Lot Width:**

Dimensions of existing Lot as described in Exhibit A: Legal Description

**2. Maximum Building Height:**

No buildings shall be permitted on the lot

**3. Maximum Building Size:**

No buildings shall be permitted on the lot

**4. Maximum Number of Buildings:**

No buildings shall be permitted on the lot

**5. Building Setback Lines**

Front Yard: N/A

Rear Yard: N/A

Side Yard: N/A

Corner Side Yard: N/A

**6. Sight-proof Screening:**

Site-proof screening will not be required. A 10-foot greenbelt will be provided along the east property line.

**7. Landscaping:**

The adjacent residential property owners shall have the right to landscape the greenbelt. No other landscaping will be required.

**8. Signs:**

**8.1 Free standing accessory signs**

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

**8.2 Attached signs**

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

**8.3 Non-Accessory Signs**

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

#### **8.4 Electronic Message Display signs**

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

#### **9. Access:**

Access to the site will be from SE 25<sup>th</sup> Street via a private access easement across the property to the south.

#### **10. Sidewalks**

None

### **II. Other Development Regulations:**

#### **1. Architecture:**

No buildings will be permitted on the site.

#### **2. Open Space:**

Yard Storage Space as approved by this SPUD

#### **3. Street Improvements:**

N/A

#### **4. Site Lighting:**

The subject site shall meet all requirements of Oklahoma City's Site Lighting Requirements

#### **5. Dumpsters:**

Permitted

#### **6. Parking:**

As specified in Section 1

#### **7. Maintenance:**

The site shall be maintained as a "storage yard" with gravel or solid surface material

#### **8. Drainage:**

Current drainage shall be maintained

#### **9. Other:**

None

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan



NOT FOR CONSTRUCTION - PRELIMINARY

#### ADDRESS

1313 SOUTHEAST 25th STREET IN OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

#### PROJECT SCOPE DESCRIPTION

THIS PROJECT IS A 29,474 SF ONE STORY BUILDING, CONSTRUCTED ON GRADE. THE BUILDING IS A PRE-FINISHED METAL BUILDING PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE CONSTRUCTION TYPE IS 2B UNPROTECTED NONCOMBUSTIBLE. WOOD HAS BEEN USED WITHIN THE BUILDING SO THE CONSTRUCTION CLASSIFICATION IS REDUCED TO 5B. THE PROPERTY IS ZONED I-2. THERE IS PUD-855 PROPERTY ADJACENT TO THE NORTH AND R-1 NORTHEAST OFF THE NORTHEAST. THE USE CLASSIFICATION IS "F1" MODERATE-HAZARD FACTORY INDUSTRIAL.

#### BUILDING AREAS

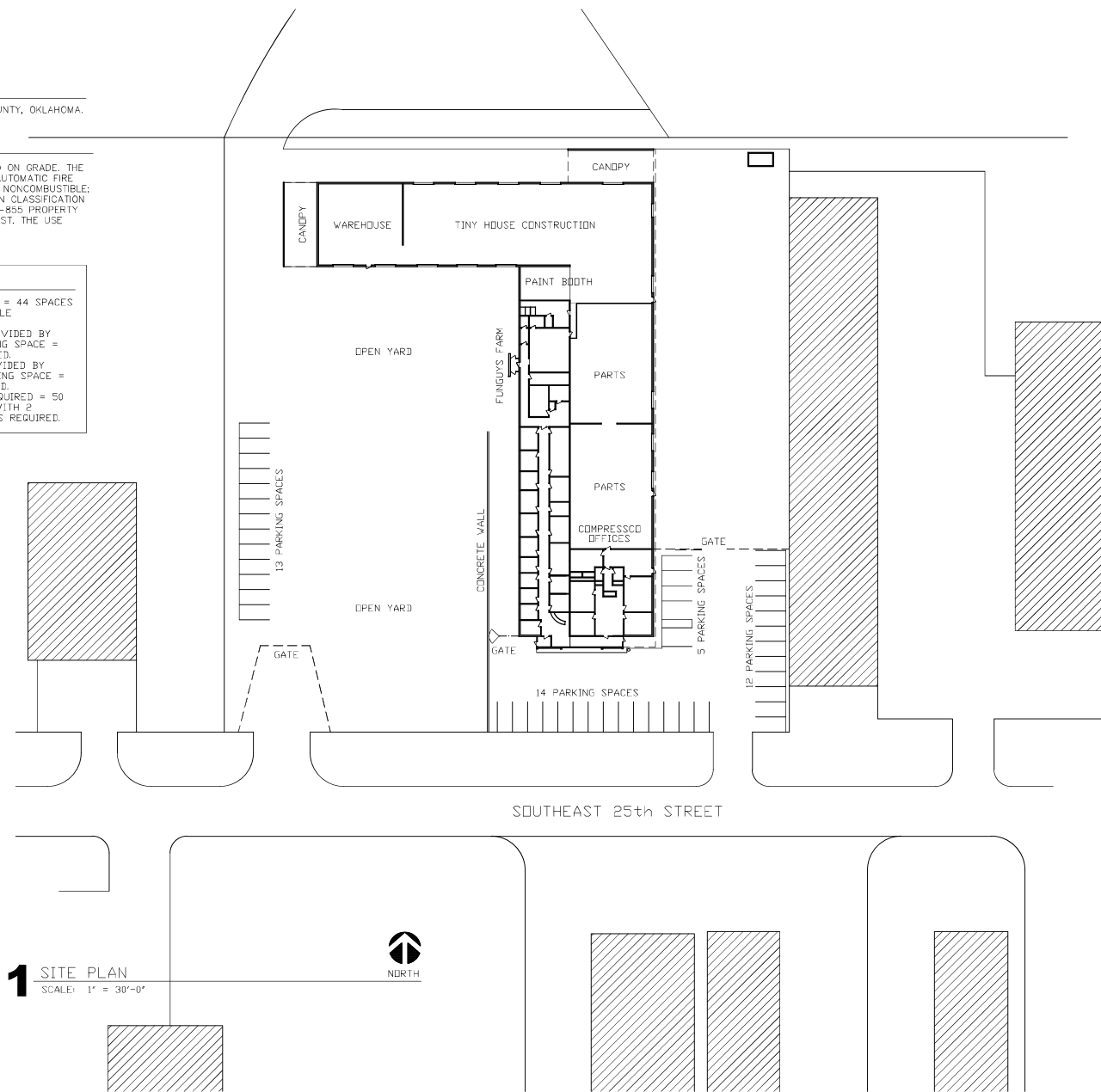
FUNGUYS - 6,828 GROSS SQ. FT.  
COMPRESSCO - 9,951 GROSS SQ. FT.  
TINY HOUSE CONSTRUCTION -  
12,695 GROSS SQ. FT.

TOTAL GROSS BUILDING AREA -  
29,474 SQ. FT. NET

#### PARKING

PARKING PROVIDED = 44 SPACES  
ARE VAN ACCESSIBLE

FIRST 20,000 SF DIVIDED BY  
500 SF PER PARKING SPACE =  
40 SPACES REQUIRED.  
NEXT 9,474 SF DIVIDED BY  
1,000 SF PER PARKING SPACE =  
10 SPACES REQUIRED.  
TOTAL PARKING REQUIRED = 50  
PARKING SPACES, WITH 2  
ACCESSIBLE SPACES REQUIRED.



**1** SITE PLAN  
SCALE: 1" = 30'-0"

HAVEN  
MANKIN  
ARCHITECT

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

**BUILDING RENOVATION**  
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#### REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE PLAN

DATE  
JULY 5, 2023

DRAWING NO.

**A2**