



**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**  
**Ward4**

Project Name

SDPS 11145 S Sunnyslane Rd

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

Parking lot for motorcycle training

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD 1619  
 3-18-24  
 File Date: \_\_\_\_\_  
 Ward No.: W4  
 Nbhd. Assoc.: ----  
 School District: Moore  
 Extg Zoning: AA  
 Overlay: \_\_\_\_\_

2.49 acres

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):

Nawaz syed

Name

1430 NE 12th street

Mailing Address

Moore OK 73160

City, State, Zip Code

405 759 9854

Phone

mnawaz14@yahoo.com

Email

  
 Signature of Applicant

Everett Tarin

Applicant's Name (please print)

1436 NE 12th Street

Applicant's Mailing Address

Moore OK 73160

City, State, Zip Code

405 606 9994

Phone

roadinstructor@outlook.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.

First American Title  
615 S. Interstate 35  
Moore, OK 73160

DOC# R2023-28496 BT: RB B: 6598 P: 907 WD  
10/16/2023 03:35:55 PM Pages: 3  
Tammy Belinson - Cleveland County Clerk, OK  
Fee: \$22.00 Doc Stamp: \$202.50 nb  
Electronically Filed



Return To:  
SDPS LLC  
1430 Northeast 12th Street  
Moore, OK 73160

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **202.50** ✓  
Filed/insured by: First American Title Insurance Company  
File No.: **2831759-M002 (JH)**

Tax ID#: **171709**

That **Carolyn Legg and Patty Koczorowski, Trustees of Waits Family Trust**,\*(the "Grantor"), 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 **SDPS LLC, an Oklahoma Limited Liability Company**, (the "Grantee"), the following described real property and premises situated in **Cleveland County, State of Oklahoma**, to wit: **\*dated October 28, 2015**

**A tract of land lying in the Northeast Quarter (NE/4) of Section Seven (7), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:**

**Commencing at the Southeast Corner of the Northeast Quarter (NE/4) of said Section 7;**  
**Thence North 00°22'04" West along the East line of said Northeast Quarter (NE/4) a distance of 115.00 feet;**  
**Thence South 89°11'07" West a distance of 62.84 feet to a point on the West Right-of-Way line of Sunnyslane Road as recorded in Deed 167, Page 174 and to the Point of Beginning;**  
**Thence continuing South 89°11'07" West a distance of 449.16 feet;**  
**Thence North 00°22'04" West parallel with the East line of said Northeast Quarter (NE/4) a distance of 212.06 feet;**  
**Thence North 89°11'07" East a distance of 449.42 feet to a point on said West Right-of-Way line;**  
**Thence South 00°17'53" East along said West line a distance of 212.06 feet to the Point of Beginning.**

Property Address: **11117 South Sunnyslane Road, Moore, OK 73160**

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, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

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.

2831759

202.50

3/22 WD

Signed and delivered this **October 9**, 2023.

Waits Family Trust

Carolyn Legg  
Carolyn Legg, Co-Trustee

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF Colorado }

COUNTY OF Jefferson } ss.

This instrument was acknowledged before me on **October 9<sup>th</sup>**, 2023, by **Carolyn Legg**, Trustee of the **Waits Family Trust**, dated **October 28, 2015** \*as Co-

Mark D. Hott  
NOTARY PUBLIC Colorado

My Commission Expires: 04/09/2027

Mail Tax Statements To:  
Same as Return

MARK D. HOTT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19974006067  
MY COMMISSION EXPIRES APRIL 9, 2027

Notarized online using audio-video communication

Signed and delivered this October 18, 2023.

Waits Family Trust

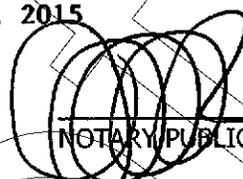
  
Patricia Koczorowski, Co-Trustee

ACKNOWLEDGMENT - OKLAHOMA FORM

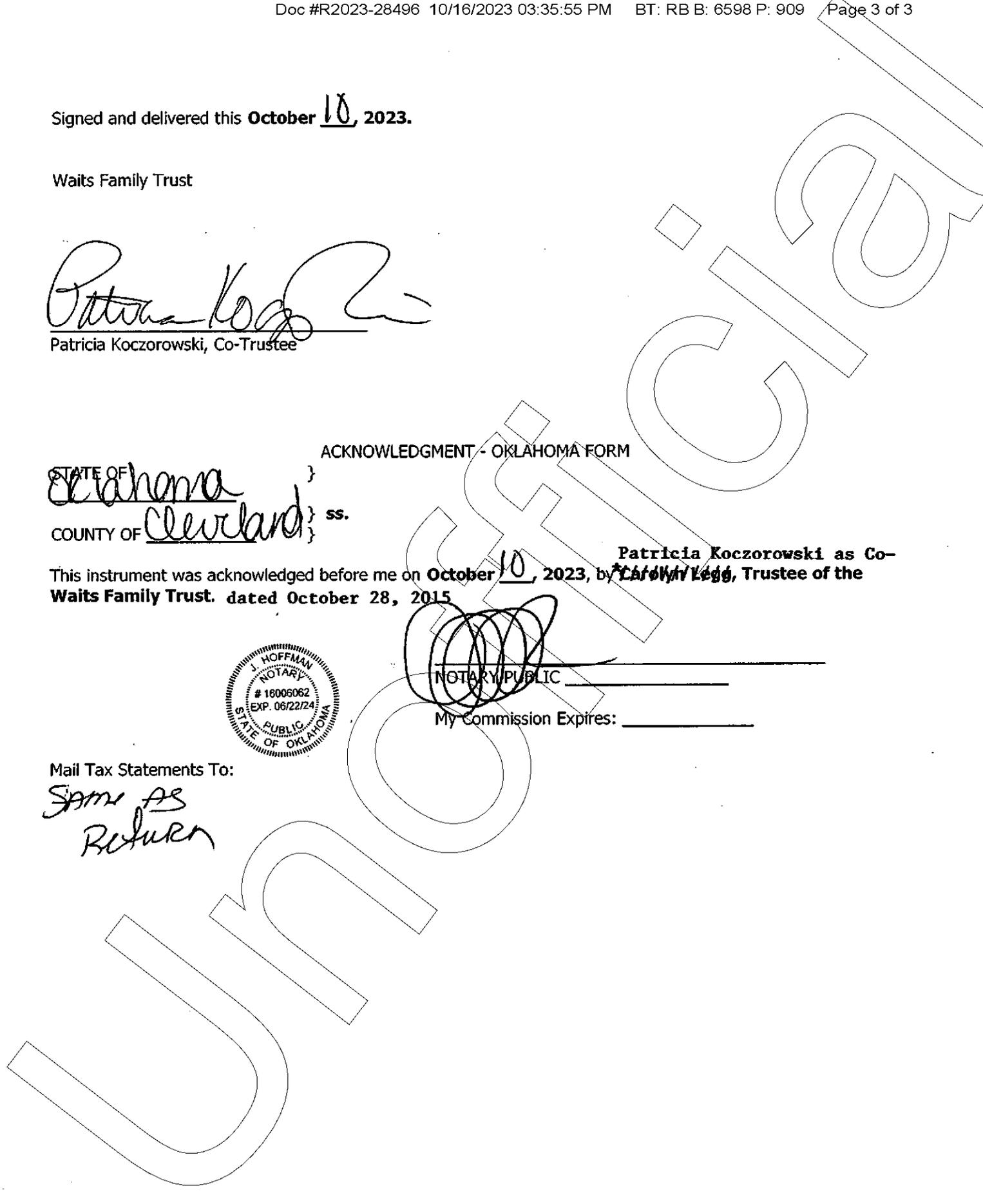
STATE OF Oklahoma }  
COUNTY OF Cleveland } ss.

This instrument was acknowledged before me on October 10, 2023, by Patricia Koczorowski as Co-Trustee of the Waits Family Trust, dated October 28, 2015.



  
NOTARY PUBLIC \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Mail Tax Statements To:  
Same AS  
Return



LETTER OF AUTHORIZATION

I, Nawaz Syed, sole owner of SDPS LLC (Property owner) authorize Everett Tarin as Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application.



By: Nawaz Syed

Title: sole Owner of SDPS LLC

Date: 10/30/2023

A tract of land lying in the Northeast Quarter (NE/4) of Section Seven (7), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:  
Commencing at the Southeast corner of the NE/4 of said Section 7; Thence N 00°22'04" W along the East line of said NE/4 a distance of 115.00 feet;  
Thence S 89°11'07"W a distance of 62.84 feet to a point on the West Right of Way line of Sunnyslane Road as recorded in Deed 167, Page 174 and to the Point of Beginning; Thence continuing S 89°11'07" W a distance of 449.16 feet; Thence N 00°22'04" W parallel with the East line of said NE/4 a distance of 212.06 feet; Thence N 89°11'07" E a distance of 449.42 feet to a point on said West Right-of-Way line; Thence S 00°17'53" E along said West line a distance 212.06 feet to the POINT OF BEGINNING.  
Containing 95,273.00 Sq. Ft. or 2.187 Acres, more or

**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 15<sup>th</sup> day of March, 20 24

  
\_\_\_\_\_  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Cleveland, on the 15<sup>th</sup> day of March, 20 24.

My Commission Expires:  
7/9/27

  
\_\_\_\_\_  
Notary Public  
Commission # 19006795



Account #	Owner	Address	Market Value	Parcel ID	Website
53776	YI, SUN C & YONG S	4321 SE 110TH ST	\$270,645	OCC2 10 2W 8029	<a href="https://property.spatalest.com/ok/cleveland/#/property/53776">https://property.spatalest.com/ok/cleveland/#/property/53776</a>
53779	MAJORS, MICHIELAH & DON	11500 S SUNNYLANE RD	\$243,419	OCC2 10 2W 8032	<a href="https://property.spatalest.com/ok/cleveland/#/property/53779">https://property.spatalest.com/ok/cleveland/#/property/53779</a>
87488	MAJORS, DON & MICHIELAH	4320 SE 110TH ST	\$105,426	OCC2 10 2W 8038	<a href="https://property.spatalest.com/ok/cleveland/#/property/87488">https://property.spatalest.com/ok/cleveland/#/property/87488</a>
132569	OILVA, ALAN E & DEAUNA	4201 SE 108TH ST	\$258,316	SDC2 10 2W 7054	<a href="https://property.spatalest.com/ok/cleveland/#/property/132569">https://property.spatalest.com/ok/cleveland/#/property/132569</a>
171709	WAITS FAMILY TRUST	11113 S SUNNYLANE RD	\$434,284	SDC2 10 2W 7068	<a href="https://property.spatalest.com/ok/cleveland/#/property/171709">https://property.spatalest.com/ok/cleveland/#/property/171709</a>
175623	C & H CUSTOM HOMES, LLC	4120 SE 111TH CT	\$23,393	OCC2ALTMA 1 10001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175623">https://property.spatalest.com/ok/cleveland/#/property/175623</a>
175626	AMMERMAN, ANTHONY WILLIAM	4025 SE 111TH CT	\$606,655	OCC2ALTMA 1 5001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175626">https://property.spatalest.com/ok/cleveland/#/property/175626</a>
175630	BRANSON, ALLEN & MELISSA S	4101 SE 111TH CT	\$382,623	OCC2ALTMA 1 4001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175630">https://property.spatalest.com/ok/cleveland/#/property/175630</a>
175631	BENHAM, MARTIN	4200 SE 111TH CT	\$474,630	OCC2ALTMA 1 11001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175631">https://property.spatalest.com/ok/cleveland/#/property/175631</a>
175632	KING, JEREMY DAVID	4225 SE 111TH CT	\$79,287	OCC2ALTMA 1 1001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175632">https://property.spatalest.com/ok/cleveland/#/property/175632</a>
175633	ASTRINO, VINCENT B & ERICA H	4121 SE 111TH CT	\$384,549	OCC2ALTMA 1 3001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175633">https://property.spatalest.com/ok/cleveland/#/property/175633</a>
175634	TORRES, HILARY & TRISTAN	4224 SE 111TH CT	\$395,756	OCC2ALTMA 1 12001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175634">https://property.spatalest.com/ok/cleveland/#/property/175634</a>
175636	HAYNES, CORY JAMESON	4100 SE 111TH CT	\$428,431	OCC2ALTMA 1 9001	<a href="https://property.spatalest.com/ok/cleveland/#/property/175636">https://property.spatalest.com/ok/cleveland/#/property/175636</a>
191121	JANKO, ANNA M	4001 SE 108TH ST	\$148,874	SDC2 10 2W 7071	<a href="https://property.spatalest.com/ok/cleveland/#/property/191121">https://property.spatalest.com/ok/cleveland/#/property/191121</a>
194877	GEFFRE, JOSEPH ALAN	11113 S SUNNYLANE RD	\$242,776	OCC2 10 2W 7002	<a href="https://property.spatalest.com/ok/cleveland/#/property/194877">https://property.spatalest.com/ok/cleveland/#/property/194877</a>
194894	SDPS LLC	11117 S SUNNYLANE RD	\$54,041	OCC2 10 2W 7004	<a href="https://property.spatalest.com/ok/cleveland/#/property/194894">https://property.spatalest.com/ok/cleveland/#/property/194894</a>

YI, SUN C & YONG S  
4321 SE 110th ST  
Oklahoma City OK 73165-8315

MAJORS, MICHIELAH & DON  
11500 S Sunnyslane RD  
Moore OK 73160-8618

MAJORS, DON & MICHIELAH  
11500 S Sunnyslane RD  
Moore OK 73160-8618

OILVA, ALAN E & DEAUNA  
4201 SE 108TH ST  
MOORE OK 73160

WAITS FAMILY TRUST  
PO Box 382539  
Duncanville TX 75138-2539

C & H CUSTOM HOMES, LLC  
1301 SW 122nd ST  
Oklahoma City OK 73170-4916

AMMERMAN, ANTHONY WILLIAM  
4025 SE 111th CT  
Moore OK 73160-9303

BRANSON, ALLEN & MELISSA S  
4101 SE 111th CT  
Moore OK 73160-9317

BENHAM, MARTIN  
4200 SE 111TH CT  
OKLAHOMA CITY OK 73160

KING, JEREMY DAVID  
3408 Sharon DR  
Moore OK 73160-0628

ASTRINO, VINCENT B & ERICA H  
4121 SE 111th CT  
Moore OK 73160-9317

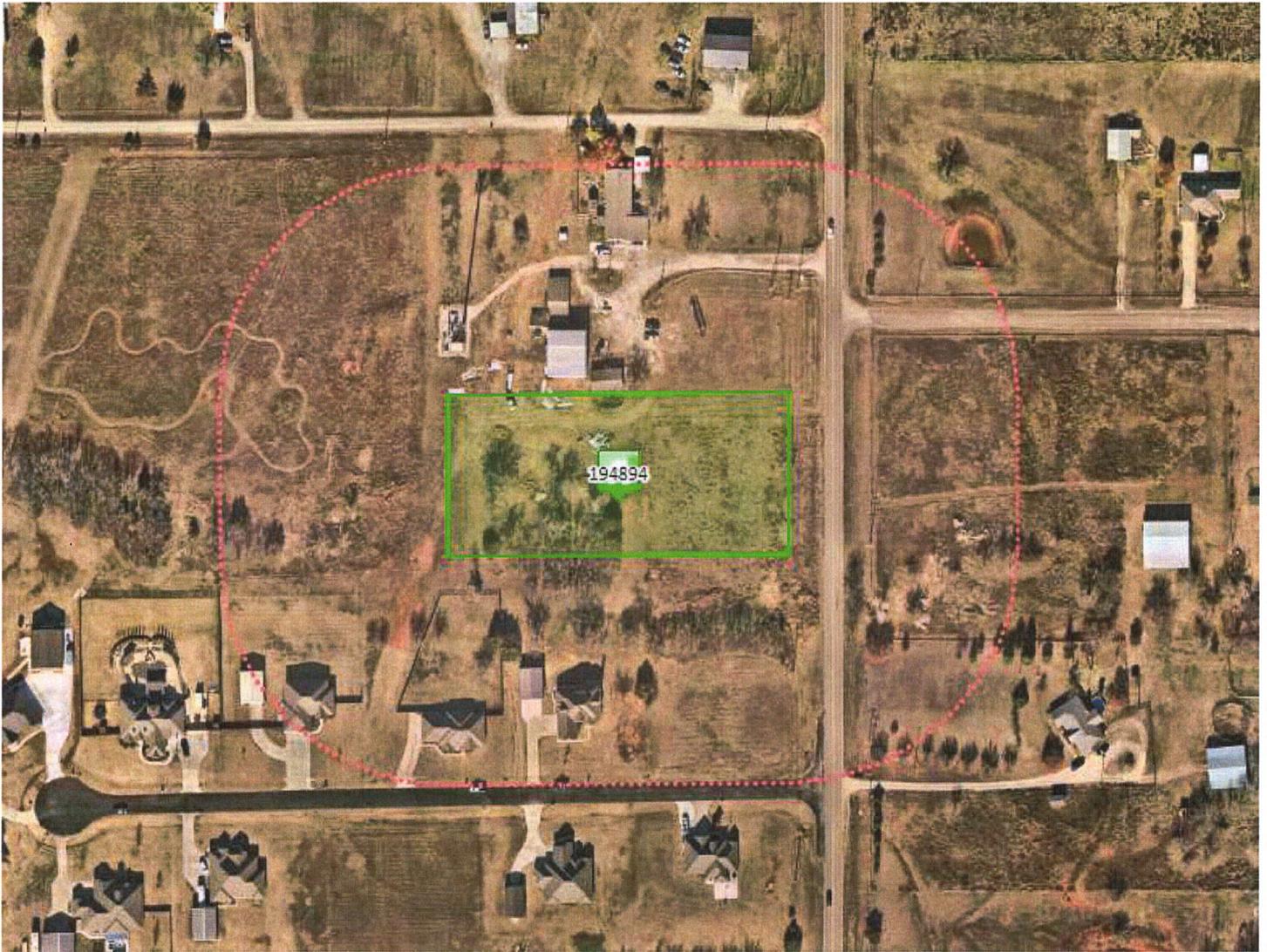
TORRES, HILARY & TRISTAN  
4224 SE 111TH CT  
OKLAHOMA CITY OK 73160

HAYNES, CORY JAMESON  
4100 SE 111th CT  
Moore OK 73160-9317

JANKO, ANNA M  
4001 SE 108th ST  
Moore OK 73160-9322

GEFFRE, JOSEPH ALAN  
11113 S SUNNYLANE RD  
OKLAHOMA CITY OK 73160

SDPS LLC  
1430 NE 12th ST  
Moore OK 73160-6834



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-(1619)**  
MASTER DESIGN STATEMENT

**(01/25/2024)**  
**(Revision Date)**

**PREPARED BY:**

*SDPS LLC  
Nawaz Syed  
1430 NE 12<sup>th</sup> st  
Moore ok 73160  
Mnawaz14@yahoo.com*

# **SPUD-(1619) 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 **(SPUD) 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:

**(List Use Unit Classification (s))**

- 1.1 **Minimum Lot Size:220ft**
  - 1.2 **Minimum Lot Width:200**
2. **Maximum Building Height: none**
3. **Maximum Building Size:none**

**4. Maximum Number of Buildings:0**

**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:**

**7. Landscaping: n/a**

**8. Signs:**

**8.1 Free standing 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:**

**10. Sidewalks**

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

**3. Street Improvements: none required**

**4. Site Lighting: none required**

**5. Dumpsters: yes**

**6. Parking: yes**

**7. Maintenance: no**

**8. Drainage: no**

**9. Other:**

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

