



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:

Staff Use Only	
Case No.:	SPUD 1527
File Date:	30MAR'23
Ward No.:	4
Nbhd. Assoc.	PASADENA HTS SECURITY ASSOC
School District:	OKC
Extg Zoning:	I-1
Overlay:	

Simplified Planned Unit Development District

Project Name AUTO YARD
Address / Location of Property (Provide County name & parcel no. if unknown)
2041 SE 44th Street OKC

SPUD - 1 one to 1 (two)
Summary Purpose Statement / Proposed Development

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):

SAGINAW ADRIAN
Name
15216 Worthington Ave
Mailing Address
Norman - OK 73013
City, State, Zip Code
(405) 408-8235
Phone
Sagadilla@gmail.com
Email

Jorge Mendros
Signature of Applicant
Jorge Mendros
Applicant's Name (please print)
5800 N Porter Ave
Applicant's Mailing Address
Norman, OK 73071
City, State, Zip Code
405 205-6842
Phone
jmendros@aol.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.

JOINT TENANCY
WARRANTY DEED
WITH ACCEPTANCE

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1808105
American Security Title Insurance Company

20190104010011090
DEED 01/04/2019
03:21:14 PM Book:13922
Page:1 PageCount:2
Filing/Fee:\$115.00
Doc./Tax:\$115.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hapten

Know All Men by These Presents:

THAT, SOK 7, LLC, an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Sagiruddin Ahmed and Salma Ahmed, husband and wife, — as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Tax ID No.: 073827005

15216 Worthington LN. Edmond OK. 73013

Grantee's Mailing Address:

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Member/Manager this 3rd day of January, 2019.

SOK 7, LLC


Bryan Stambeck
Member/Manager

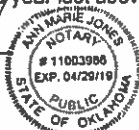
1808105
Doc Stamps: \$115.50
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of January, 2019, personally appeared, Brian Stambeck, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member/Manager 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.


Commission Expires



Oklahoma City Abstract & Title Co.
9211 Lake Hefner Parkway, Suite 100
Oklahoma City, OK 73120

EXHIBIT A:

**LEGAL DESCRIPTION: TROSPER PARK ADD PT OF BLK 27 BEG 690.35FT E & 33FT N OF SW/C SW4 SEC 13
11N 3W TH N296.72FT E135.65FT RIGHT ON CURVE SE29.81FT S277.75FT W154.61FT TO BEG
CONT1.05ACRS [45792.93] MORE OR LESS**

LETTER OF AUTHORIZATION

I, SACRILEGGIA - ARBON or,
Property Owner of Record
George Mendez authorize,
Agent of the Property Owner of Record and Title
2041 SE 44th Street
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:

Address and or County Assessor account number and County Name

By: _____

Signature

Title: _____

Manager Proprietor

Date: _____

MM/DD/YYYY

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being a part of Block 27 of the filed final plat of TROSPER PARK ADDITION (as filed in Book 21 of Plats, Page 65) and being more particularly described as follows;

COMMENCING at the Southwest corner of said SW/4; **THENCE** North 89°55'52" East along the South line of said SW/4 a distance of 690.35 feet; **THENCE** North 00°11'16" West a distance of 33.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°11'16" West a distance of 296.72 feet; **THENCE** North 89°55'52" East a distance of 135.65 feet to a point of curvature; **THENCE** around a curve to the right having a radius of 19.00 feet (said curve subtended by a chord which bears South 45°07'42" East, a distance of 26.84 feet) and an arc length of 29.81 feet; **THENCE** South 00°11'16" East a distance of 277.75 feet; **THENCE** South 89°55'52" West a distance of 154.61 feet to the **POINT OF BEGINNING**.



UNOFFICIAL

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

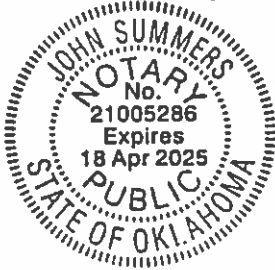
This Non-Official Report is for Account Number R073827005 and is a 400-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. 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

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 14th day of MARCH, 2023.



[Signature]
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma
County of Adair, on the 14 day of March, 2023.

My Commission Expires:

18 Apr 2025

[Signature]
Notary Public

Commission # 21005286

Oklahoma County Assessor
400 ft. Radius Report
3/8/2023

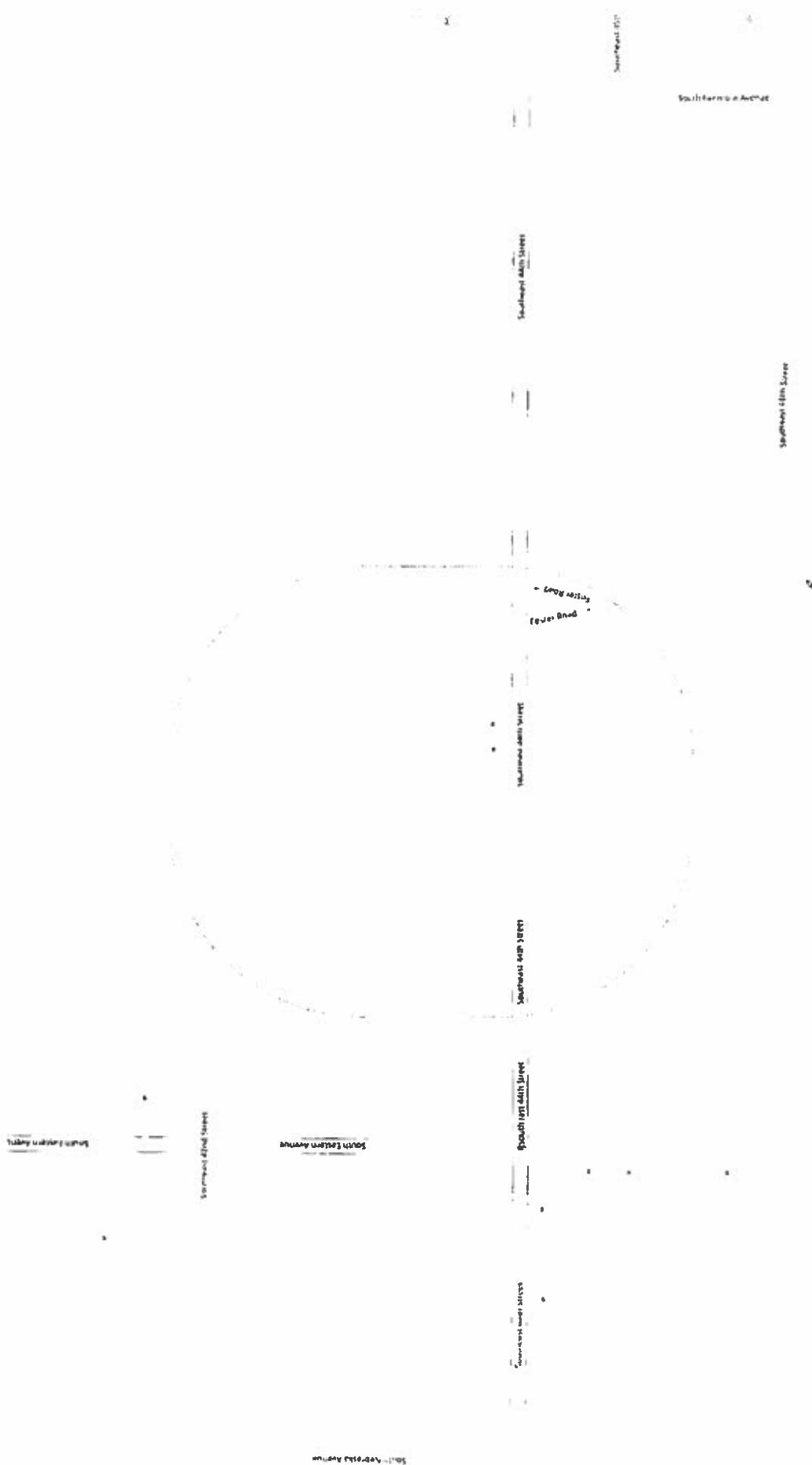
accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R092651050	MATA DARIO SANCHEZ		3606 MONTRIDGE CT		ARLINGTON	TX	76016	CINDERELLA ESTATES	000	000	CINDERELLA ESTATES 000 000 A TR IN NW/C OF BLK 2 BEING 70FT ON N & 150FT ON E & 119.9FT ON S TH NLY & NELY TO BEG	2200 SE 44TH ST OKLAHOMA CITY
R092651000	SAIDI HOUSHMAND		4650 S 135 SERVICE RD		OKLAHOMA CITY	OK	73129	CINDERELLA ESTATES	001	000	CINDERELLA ESTATES 001 000 LOTS 1 & 2 TROPSPER PARK ADD	0 UNKNOWN OKLAHOMA CITY
R073827275	ASHLEY JESSE JR	ASHLEY GARY L	1503 S CHOCTAW AVE		EL RENO	OK	73036-5511	TROPSPER PARK ADD	028	000	028 000 W87.525FT OF S255FT BLK 28 TROPSPER PARK ADD	2127 SE 44TH ST OKLAHOMA CITY
R073827280	6601 STADIUM DRIVE LLC		15319 CHATWORTH ST		MISSION HILLS	CA	91345	TROPSPER PARK ADD	028	000	BLK 028 E236.02FT OF S255FT	2129 SE 44TH ST OKLAHOMA CITY
R073827005	AHMED SAGIRUDDIN & SALMA		15216 WORTHINGTON LN		EDMOND	OK	73013	TROPSPER PARK ADD	000	000	TROPSPER PARK ADD PT OF BLK 27 BEG 690.35FT E & 33FT N OF SW/C SW4 SEC 13 11N 3W TH N296.72FT E135.65FT RIGHT ON CURVE SE29.81FT S277.75FT W154.61FT TO BEG CONT1.05ACRS [45792.93] MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R073826775	ESB PROPERTIES LLC		11617 SE 152ND ST		OKLAHOMA CITY	OK	73165-6804	TROPSPER PARK ADD	026	000	TROPSPER PARK ADD 026 000 E420FT OF BLK 26 SUBJ TO ESMTS OF RECORD	2027 SE 44TH ST OKLAHOMA CITY
R073827320	ASHLEY JESS		1503 S CHOCTAW AVE		EL RENO	OK	73036-5511	TROPSPER PARK ADD	000	000	TROPSPER PARK ADD 000 000 PT BLK 28 BEG 255FT N OF SW/C BLK 28 TH N83FT E87.52FT S83FTW87.53FT TO BEG AKA TR 4	0 UNKNOWN OKLAHOMA CITY
R073827315	ASHLEY JESS		1503 S CHOCTAW AVE		EL RENO	OK	73036-5511	TROPSPER PARK ADD	000	000	TROPSPER PARK ADD 000 000 PT BLK 28 BEG 255FT N & 87.53FT E OF SW/C BLK 28 TH N83FT E87.51FT S83FT W87.52FT TO BEG AKA TR 3	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor
400 ft. Radius Report
3/8/2023

R073827310	BERGSTROM MARCIA RAE TRS	BERGSTROM MARCIA RAE FAMILY TRUST	PO BOX 892344		OKLAHOMA CITY	OK	73189-2344	TROSPER PARK ADD	000	000	TROSPER PARK ADD 000 000 PT BLK 28 BEG 255FT N & 75FT W OF SE/C BLK 28 TH W73FT N83FT E73FT 583FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R073826253	SWIFT RANDALL R	GUNTER CYNTHIA A	2040 SE 42ND ST		OKLAHOMA CITY	OK	73129-8525	TROSPER PARK ADD	025	000	TROSPER PARK ADD 025 000 BEG SE/C OF BLK 25 TH N314.4FT W75FT S164.4FT W75FT N164.4FT W100FT S164.4FT E100FT S150FT E150FT TO BEG	2044 SE 42ND ST OKLAHOMA CITY
R073826254	SWETT RANDALL RAY		2040 SE 42ND ST		OKLAHOMA CITY	OK	73129-8525	TROSPER PARK ADD	025	000	TROSPER PARK ADD 025 000 W75FT OF E150FT EXCEPT E150FT	2040 SE 42ND ST OKLAHOMA CITY
R073826253	SWETT RANDALL R	GUNTER CYNTHIA A	2040 SE 42ND ST		OKLAHOMA CITY	OK	73129-8525	TROSPER PARK ADD	025	000	TROSPER PARK ADD 025 000 BEG SE/C OF BLK 25 TH N314.4FT W75FT S164.4FT W75FT N164.4FT W100FT S164.4FT E100FT S150FT E150FT TO BEG	2044 SE 42ND ST OKLAHOMA CITY
R073826250	SANCHEZ DARIO JR	SANCHEZ DARO	3905 SE 46TH		OKLAHOMA CITY	OK	73135	TROSPER PARK ADD	025	000	TROSPER PARK ADD 025 000 BEG 198.5FT E & 150FT N OF SW/C BLK 25 TH N50FT W98.5FT N3FT W100FT N110.94FT E395.8FT S APPROX 164.4FT W197.4FT TO BEG PLUS S150FT OF BLK 25 EX W198.5FT & E150FT	4306 S EASTERN AVE OKLAHOMA CITY

Oklahoma County Assessor
400 ft. Radius Report
3/8/2023

R073827000	PS MID WEST ONE LLC						701 WESTERN AVE	GLENDALE	CA	91201	TROSPER PARK ADD	000 027	TROSPER PARK ADD PT OF BLK 27 BEG 690.35FT E & 329.72FT N OF SW/C SW/4 SEC 13 11N 3W TH N333.22FT E322.90FT S631.18FT W168.45FT N277.75FT LEFT ON CURVE NW 29.81FT W135.65FT TO BEG CONT	2103 SE 44TH ST OKLAHOMA CITY
R073825505	DSRD INVESTMENTS LLC						4100 S EASTERN AVE	OKLAHOMA CITY	OK	73129	TROSPER PARK ADD	000 000	TROSPER PARK ADD 000 000 PT OF BLK 24 BEG SW/C BLK 24 TH N157.20FT E545.57FT S156.44FT W545.17FT TO BEG CONT 1.96ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R073825500	TF STORAGE LLC						3245 S HATTIE AVE	OKLAHOMA CITY	OK	73129	TROSPER PARK ADD	000 000	TROSPER PARK ADD 000 000 BLK 22 & S 1/2 OF BLK 24 EX BEG SW/C BLK 24 TH N157.20FT E545.57FT S156.44FT W545.17FT TO BEG	2200 SE 40TH ST OKLAHOMA CITY
R073825250	PRESSON BILL						605 SW 70TH ST	OKLAHOMA CITY	OK	73139-4403	TROSPER PARK ADD	000 000	TROSPER PARK ADD 000 000 ALL BLK 21 & PT BLK 28 DESCRIBED AS: BEG NE/C OF BLK 28 TH S372.02FT W323FT N372.45FT TO NW/C BLK 28 TH E322.9FT TO BEGEX S83FT OF ABOVE DESCRIBED TRACT	2210 SE 40TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-0000
MASTER DESIGN STATEMENT

(03/07/2023)

PREPARED BY:

JHM ARCHITECTURE & design LLC
Jorge Mendros
5800 N. Porter Ave.
Norman, OK 73071
(405)203-6842
Jmendros1@aol.com

SPUD-0000 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 8300.14Simplified 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 **I2 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:

- 8300.14 Automotive and Equipment Cleaning and Repairs, Light Equipment
- 8300.19 Automotive and Equipment Sales and Rentals, Trucks, Manufactured (Mobile)
Homes and Recreational Vehicles
- 8300.21 Automotive and Equipment Storage
- 8300.16 Automotive Auction
- 8300.12 Automotive Parking Garages
- 8300.13 Automotive Parking Lots, as a Principal Use

2. **Maximum Building Height: No Structures**

3. Maximum Building Size: No Structures

4. Maximum Number of Buildings: No Structures

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: Per I2

7. Landscaping: Per I2

8. Signs: Per I2

8.1 Free standing accessory signs: Per I2

8.2 Attached signs: Per I2

8.3 Non-Accessory Signs: Per I2

8.4 Electronic Message Display signs: Per I2

9. Access: Per I2

10. Sidewalks: Per I2

II. Other Development Regulations: Per I2

1. Architecture: Per I2

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: Per I2

3. Street Improvements: Per I2

4. Site Lighting: Per I2

5. Dumpsters: Per I2

6. Parking: Per I2

7. Maintenance: Per I2

8. Drainage: Per I2

9. Other:

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

EXHIBIT A:

**LEGAL DESCRIPTION: TROSPER PARK ADD PT OF BLK 27 BEG 690.35FT E & 33FT N OF SW/C SW4 SEC 13
11N 3W TH N296.72FT E135.65FT RIGHT ON CURVE SE29.81FT S277.75FT W154.61FT TO BEG
CONT1.05ACRS [45792.93] MORE OR LESS**

EXHIBIT B:

