



The City of Oklahoma City  
Development Services Department  
Subdivision & Zoning Division  
420 West Main St., Suite 910  
OKC, OK 73102  
405-297-2623

## APPLICATION FOR REZONING TO "SPUD" SIMPLIFIED PLANNED UNIT DEVELOPMENT

Name of Applicant: Allen Engineering Services, Inc.

Address/location of property to be rezoned: 3514 N. MacArthur Blvd., Oklahoma City, Oklahoma 73122

Legal Description of property to be rezoned: See attached.

Size of Property (property cannot exceed 5 acres): 0.96 Acres

Present Use of Property: C-3 Proposed Use: SPUD

### THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to [curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)
- Two (2) copies of the deed(s) of the property sought to be rezoned.
- Two (2) copies of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST ALSO** contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- If the applicant is not the owner of the property, (2) copies of a letter of authorization from the owner are required.
- A filing fee of \$1,800.00.
- Ten (10) copies of the attached Master Design Statement and any other supporting maps, exhibits, etc. The Master Design Statement **must** be typed.
- Traffic Impact Analysis (Exemptions for this TIA are attached)

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is approximately four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

Michelle Langford  
c/o Danny & Catherine Maxey  
7100 N. Lake Front Drive  
Warr Acres, Oklahoma 73132  
mrlangford75@gmail.com

Case #	SPUD-	1528	Staff use only
Date Filed	13APR'23		
Ward #	2		
Nbrhd Area	---		
School District	PUTNAM CITY		
Existing Zoning	C-3	NO OVERLAY	

*Signature of Applicant*

Allen Engineering Services, Inc.

*Applicant's Name (please print)*

1601 SW 89th Street, Suite C-200

*Applicant's Mailing Address*

Oklahoma City, Oklahoma 73159

*City, State, Zip Code*

Phone: (405) 840-9901

E-Mail: callen@aeswins.com

JOINT TENANCY WARRANTY DEED  
(Individual Form)

Doc # 2004108441  
Bk 9379  
Pg 765-765  
DATE 07/06/04 10:05:43  
Filing Fee \$13.00  
Documentary Tax \$300.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

THAT James R. Maxey and Patricia L. Maxey, husband and wife

parties of the first part, 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 hereby grant, bargain, sell and convey unto Danny Maxey and Catherine Maxey, husband and wife

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

The South 50 feet of Lot Two (2), except the East 7 1/2 feet thereof, and all of Lot Three (3), except the East 7 1/2 feet thereof, in Block One (1), in GOLDEN OAKS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof.

TAX I.D. NUMBER: 14-743-1060

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 1st day of June, 2004

James R. Maxey

Patricia L. Maxey

STATE OF Oklahoma )

) SS.

INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF Oklahoma )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1st day of June, 2004, personally appeared James R. Maxey and Patricia L. Maxey, husband and wife

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.  
Given under my hand and seal the day and year last above written.

My Commission Expires August 15th, 2005

Ann Rogers

ANN ROGERS  
Notary Public  
Oklahoma County  
Notary Public in and for  
State of Oklahoma  
Commission # 01013729 Expires 8/15/05

**Exhibit A**  
**Legal Description**

**Joint Tenancy Warranty Deed, Recorded in Book 9379, Page 765**

The South 50 feet of Lot Two (2), except the East 7 1/2 feet thereof, and all of Lot Three (3), except the East 7 1/2 feet thereof, in Block One (1), in GOLDEN OAKS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof.

Danny & Catherine  
7100 N. Lake Front Drive  
Warr Acres, Oklahoma 73132  
(405) 888-8888

Date

City of Oklahoma City  
Subdivision & Zoning  
420 West Main Street, Suite 900  
Oklahoma City, Oklahoma 73102

**Re: 3514 N. MacArthur Boulevard  
Golden Oaks, Lot 3 & S. 50' of Lot 2**

Dear Subdivision & Zoning:

This letter is to authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit a Simplified Planned Unit Development (SPUD) for the above referenced property.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in dark ink, consisting of a large, stylized loop followed by a horizontal line and a small flourish.

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number [R147431060](#) and is a 600-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. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 600 Ft. Radius Report  
filed in the office of the County Assessor  
on the 8th day of June, 2023  
Given under my hand and official seal this  
8th day of June, 2023

K. Burch County Assessor  
Deputy

**Oklahoma County Assessor**  
**600 ft. Radius Report**  
**6/8/2023**

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R147431540	SHADID DEVELOPMENT LLC		3812 NW 67TH ST		OKLAHOMA CITY	OK	73116	GOLDEN OAKS	005	028	GOLDEN OAKS 005 028	3306 N MACARTHUR BLVD OKLAHOMA CITY
R147431530	U R HOME LLC		3341 NW 170TH CT		EDMOND	OK	73012	GOLDEN OAKS	005	027	GOLDEN OAKS 005 027 W50FT 6IN	5824 NW 33RD ST OKLAHOMA CITY
R147431525	NJENGA JANE W		1207 GARDEN GRV		YUKON	OK	73099-4958	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 W29.5FT LOT 26 & E20.5FT LOT 27	5820 NW 33RD ST OKLAHOMA CITY
R147431520	MATHEW SAJI		PO BOX 850331		YUKON	OK	73085-0331	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 W8.5FT LOT 25 & E41.5FT LOT 26	5818 NW 33RD ST OKLAHOMA CITY
R147431510	HERNANDEZ FATIMA		5816 NW 33RD ST		OKLAHOMA CITY	OK	73122-1609	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 LOT 25 LESS E11FT & LESS W8.5FT	5816 NW 33RD ST OKLAHOMA CITY
R147431500	CALLIES BRYCE		11200 ROEFAN RD		MIDWEST CITY	OK	73130-8004	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 W40.5FT LOT 24 & E11FT LOT 25	5814 NW 33RD ST OKLAHOMA CITY
R147431495	LOPEZ GABRIEL		3300 NW 36TH ST		OKLAHOMA CITY	OK	73112-6627	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 W21FT LOT 23 & E30.5FT LOT 24	5812 NW 33RD ST OKLAHOMA CITY
R147431490	LOREDO MARIA EVA	LOREDO MARIA DEL CARMEN	5708 NW 33RD ST		OKLAHOMA CITY	OK	73122	GOLDEN OAKS	005	023	GOLDEN OAKS 005 023 E50FT	5808 NW 33RD ST OKLAHOMA CITY
R145442520	CARTER ROBERT M TRS	CARTER ROBERT TRUST	6100 LYTLE DR		OKLAHOMA CITY	OK	73127-3820	UNPLTD PT SEC 22 12N 4W	000	000	UNPLTD PT SEC 22 12N 4W 000 000 PT OF NW4 SEC 22 12N 4W N 1/2 OF S 1/2 OF SW4 OF NW4 OF NW4 LESS E250FT	3314 N MACARTHUR BLVD OKLAHOMA CITY
R145442525	SOVEREIGN HOLDINGS LLC		8801 N WESTERN AVE		OKLAHOMA CITY	OK	73114-2408	UNPLTD PT SEC 22 12N 4W	000	000	UNPLTD PT SEC 22 12N 4W BLK 000 LOT 000 PT NW4 SEC 22 12N 4W BEING E250FT OF N/2 S/2 SW4 NW4 NW4 SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R147431660	TEMPEST SARAH ELIZABETH & RONE		5717 NW 33RD ST		OKLAHOMA CITY	OK	73122	GOLDEN OAKS	006	000	GOLDEN OAKS 006 000 E20FT LOT 11 & W30FT LOT 12	5717 NW 33RD ST OKLAHOMA CITY
R147431650	COOK JOHN E & SHARON G TRS	COOK JOHN & SHARON REV LIV TRUST	5721 NW 33RD ST		OKLAHOMA CITY	OK	73122-1606	GOLDEN OAKS	006	011	GOLDEN OAKS 006 011 W50FT	5721 NW 33RD ST OKLAHOMA CITY
R147431635	DE LEON BAUDILIO ANIBAL MALDONADO		5725 NW 33RD ST		OKLAHOMA CITY	OK	73122-1606	GOLDEN OAKS	006	010	GOLDEN OAKS 006 010 E52FT	5725 NW 33RD ST OKLAHOMA CITY
R147431640	EK REAL ESTATE LLC		11709 BLUE SAGE RD		OKLAHOMA CITY	OK	73120-5903	GOLDEN OAKS	006	000	GOLDEN OAKS BLK 006 W19.4FT LOT 10	UNKNOWN



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R172745200	GIBBS PROPERTIES LLC		4612 N REEVES ST		OKLAHOMA CITY	OK	73122-4117	FRUITLAND GARDEN ADD	000	000	FRUITLAND GARDEN ADD BLK 000 LOT 000 BLK 13 EX W164FT	3301 N MACARTHUR BLVD BETHANY
R147431105	HASSAN PROPERTIES LLC		12301 DUTCH FOREST PL		EDMOND	OK	73013	GOLDEN OAKS	000	000	GOLDEN OAKS 000 000 W150FT OF BLK 2	3420 N MACARTHUR BLVD OKLAHOMA CITY
R147431100	GORE PROPERTIES LLC		701 W HEFNER RD		OKLAHOMA CITY	OK	73114	GOLDEN OAKS	000	000	GOLDEN OAKS 000 000 BLK 2 EX W150FT & EX E10FT	5824 NW 34TH ST OKLAHOMA CITY
R147431240	LYDECKER HOLDINGS LLC		16 SQUADRON BLVD, Unit 106		NEW CITY	NY	10956	GOLDEN OAKS	000	000	GOLDEN OAKS BLK 000 LOT 000 E10FT OF BLK 2 & ALL OF BLK 4	5800 NW 34TH ST OKLAHOMA CITY
R147431630	LOPEZ MARTINEZ JULIO	LOPEZ TORRES PABLO	5724 NW 34TH ST		OKLAHOMA CITY	OK	73122	GOLDEN OAKS	006	009	GOLDEN OAKS 006 009	5724 NW 34TH ST OKLAHOMA CITY
R147431620	ADDINGTON KELLY R		5720 NW 34TH ST		OKLAHOMA CITY	OK	73122-1611	GOLDEN OAKS	006	008	GOLDEN OAKS 006 008	5720 NW 34TH ST OKLAHOMA CITY
R147431610	WICKER ROBERT F & TERESA S		5716 NW 34TH ST		OKLAHOMA CITY	OK	73122-1611	GOLDEN OAKS	006	007	GOLDEN OAKS 006 007	5716 NW 34TH ST OKLAHOMA CITY
R147431600	BARRETT NICHOLS KAREN MICHELLE		5712 NW 34TH ST		OKLAHOMA CITY	OK	73122-1611	GOLDEN OAKS	006	006	GOLDEN OAKS 006 006	5712 NW 34TH ST OKLAHOMA CITY
R188905070	3431 N MACARTHUR BLVD LLC		38 WHITMAN ST		BERGENFIELD	NJ	07621	FRUITLAND GARDENS	012	000	FRUITLAND GARDENS 012 000 E344.14FT OF N65FT	5900 NW 34TH ST WARR ACRES
R188904940	IMEL JACK L & JOAN V REV TRUST		615 SUNFIRE DR		TWIN FALLS	ID	83301-8532	FRUITLAND GARDENS	000	000	FRUITLAND GARDENS 000 000 BLK 12 EX E344.14FT OF N65FT	3415 N MACARTHUR BLVD WARR ACRES
R147431270	BURGETT JOHN LEON REV TRUST		4817 NW 74TH ST		OKLAHOMA CITY	OK	73132	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 ALL LOT 1 & W2FT OF LOT 2	5729 NW 34TH ST OKLAHOMA CITY
R147431280	VELASCO JOSE DE LARA & MARIA PASILLAS		8401 SW 26TH ST		OKLAHOMA CITY	OK	73128-4952	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 LOT 2 EX W2FT & E9FT	5725 NW 34TH ST OKLAHOMA CITY
R147431290	MOUTON MICHELLE		5719 NW 34TH ST		OKLAHOMA CITY	OK	73122-1610	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 E9FT OF LOT 2 & W52FT LOT 3	5719 NW 34TH ST OKLAHOMA CITY
R147431300	PEREZ GERARDO IBARRA	AGUILERA MAGDALENA PEREZ DE	5717 NW 34TH ST		OKLAHOMA CITY	OK	73122-1610	GOLDEN OAKS	005	000	GOLDEN OAKS 005 000 E20FT OF LOT 3 & W41FT OF LOT 4	5717 NW 34TH ST OKLAHOMA CITY
R147431090	MISSION PLACE APARTMENTS OKC LLC		4804 ARLINGTON AVE, Unit A		RIVERSIDE	CA	92504	GOLDEN OAKS	001	000	GOLDEN OAKS 001 000 LOT 4 EX W165FT & EX 7.5FT	5825 NW 34TH ST OKLAHOMA CITY
R147431080	GOLDEN OAKS SHOPPING CENTER LLC		8109 WOOD DUCK DR		OKLAHOMA CITY	OK	73132	GOLDEN OAKS	001	000	GOLDEN OAKS 001 000 W165FT OF LOT 4	3500 N MACARTHUR BLVD OKLAHOMA CITY



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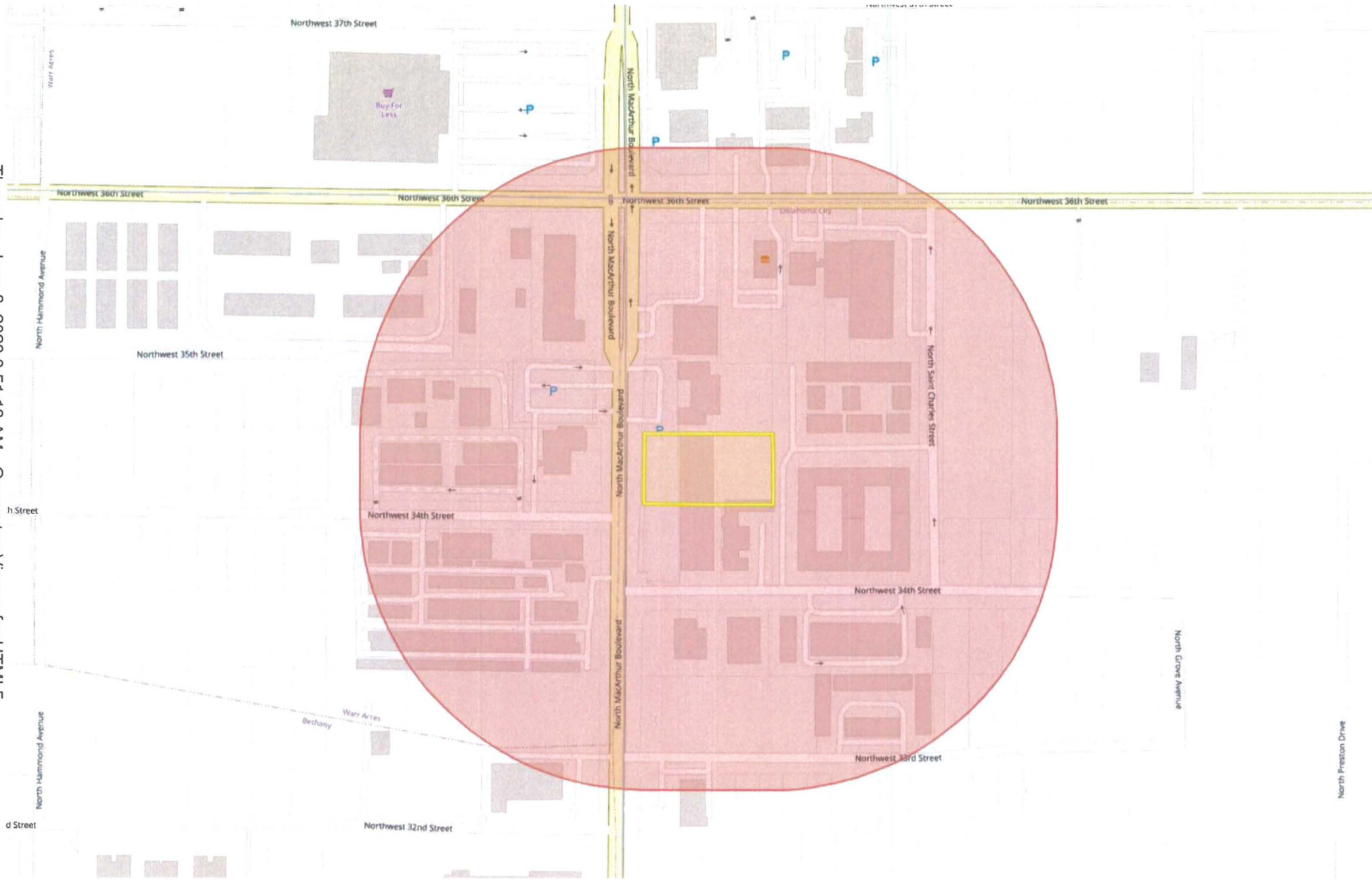
R147431060	MAXEY DANNY & CATHERINE		7100 N LAKE FRONT DR		WARR ACRES	OK	73132-6432	GOLDEN OAKS	001	000	GOLDEN OAKS 001 000 S50FT LOT 2 EX E7.5FT & ALL LOT 3 EX E7.5FT	3514 N MACARTHUR BLVD OKLAHOMA CITY
R188902865	MORALES PEDRO A ARAIZA	CUEVAS PATRICIA RODRIGUEZ	5949 NW 34TH ST		WARR ACRES	OK	73122-1504	FRUITLAND GARDENS	005	000	FRUITLAND GARDENS 005 000 W75FT OF S 1/2	5949 NW 34TH ST WARR ACRES
R188902860	BRADFORD SQUARE LP		631 S OLIVE ST STE 860		LOS ANGELES	CA	90014-3654	FRUITLAND GARDENS	005	000	FRUITLAND GARDENS 005 000 BEG AT A PT ON THE S LINE OF BLK 5 & 167FT W OF SE/C OF BLK5 N150FT W341.28FT S150FT E341.28FT TO BEG	5901 NW 34TH ST WARR ACRES
R188902863	JIM JOHNSON NATIONSBANK CORP	ATTN CORP REAL ESTATE NC1-001- 03-81	101 N TRYON ST		CHARLOTTE	NC	28246-0100	FRUITLAND GARDENS	005	000	FRUITLAND GARDENS 005 000 BEG AT SE/C OF BLK 5 N150FT W167FT S150FT E167FT TO POINT OF BEG	3501 N MACARTHUR BLVD WARR ACRES
R188902730	MUTUAL FEDERAL SAVINGS LOAN ASSOC	ATTN CORP REAL ESTATE NC1-001- 03-81	101 N TRYON ST		CHARLOTTE	NC	28246-0100	FRUITLAND GARDENS	005	000	FRUITLAND GARDENS 005 000 E200FT OF N 1/2 OF BLK 5	3503 N MACARTHUR BLVD WARR ACRES
R147431030	J & M HENSLEY LLC		1031 S ELLISON AVE		EL RENO	OK	73036-5321	GOLDEN OAKS	001	000	GOLDEN OAKS 001 000 W277.94FT OF LOT 1 & N50FT OF W277.94FT OF LOT 2	3530 N MACARTHUR BLVD OKLAHOMA CITY
R188902732	BRADFORD SQUARE LP		631 S OLIVE STREET, Unit 860		LOS ANGELES	CA	90014	FRUITLAND GARDENS	005	000	FRUITLAND GARDENS 005 000 W383.94FT OF N 1/2 OF BLK 5	5938 NW 35TH ST WARR ACRES
R147431120	SSG GROUP LLC		9 LODZ DR		LAKEWOOD	NJ	08701	GOLDEN OAKS	000	000	GOLDEN OAKS 000 000 ALL LOTS 1 2 & 3 BLK 3 PLUS E7.5FT OF LOTS 1 THRU 4 BLK 1	5811 NW 34TH ST OKLAHOMA CITY
R147411110	HAT TRICK PROPERTIES LLC		1711 W WILSHIRE BLVD		NICHOLS HILLS	OK	73116	FLESHMANS TRI CITY	000	010	FLESHMANS TRI CITY 000 010 N150FT	3600 N MACARTHUR BLVD OKLAHOMA CITY
R147411085	HAT TRICK PROPERTIES LLC		1723 GUILFORD LN		NICHOLS HILLS	OK	73120-1013	FLESHMANS TRI CITY	000	000	FLESHMANS TRI CITY 000 000 LOT 9 & S129.59FT OF LOT 10	3550 N MACARTHUR BLVD OKLAHOMA CITY
R147411065	ALMARAZ FAMILY LLC		2424 RIDGE RD		ROCKWALL	TX	75087	FLESHMANS TRI CITY	000	000	FLESHMANS TRI CITY 000 000 W30FT OF LOT 6 & ALL LOTS 7 & 8	5832 NW 36TH ST OKLAHOMA CITY

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R147411045	KLC COMMERCIAL HOLDINGS LLC		PO BOX 10892		MIDWEST CITY	OK	73140	FLESHMANS TRI CITY	000	000	FLESHMANS TRI CITY 000 000 W2.5FT LOT 4 & ALL LOT 5 & E25FT LOT 6	5816 NW 36TH ST OKLAHOMA CITY
R147411035	KLC COMMERCIAL HOLDINGS LLC		PO BOX 10892		MIDWEST CITY	OK	73140	FLESHMANS TRI CITY	000	000	FLESHMANS TRI CITY 000 000 E52.5FT OF LOT 4	5812 NW 36TH ST OKLAHOMA CITY
R147411005	5800 NW 36TH ST OKLAHOMA CITY	OKLAHOMA 73122 LLC	5800 NW 36TH ST		OKLAHOMA CITY	OK	73122-2116	FLESHMANS TRI CITY	000	000	FLESHMANS TRI CITY 000 000 LOTS 1 2 & 3	5800 NW 36TH ST OKLAHOMA CITY
R145441540	LANGSTON TERRY ROBERT		5724 NW 36TH ST		OKLAHOMA CITY	OK	73122-2115	UNPLTD PT SEC 22 12N 4W	000	000	UNPLTD PT SEC 22 12N 4W 000 000 PT NW4 SEC 22 12N 4W BEING W/2 OF W/2 NE4 NW4 NW4	5724 NW 36TH ST OKLAHOMA CITY
R145441400	SEWARD JOHN M & MARY C		5720 NW 36TH ST		OKLAHOMA CITY	OK	73122-2115	UNPLTD PT SEC 22 12N 4W	000	000	UNPLTD PT SEC 22 12N 4W 000 000 E 1/2 OF W 1/2 OF NE4 OF NW4 OF NW4	5720 NW 36TH ST OKLAHOMA CITY
R188902710	M & S REALTY LLC		105 N HUDSON AVE STE 530		OKLAHOMA CITY	OK	73102-4817	FRUITLAND GARDENS	000	000	FRUITLAND GARDENS 000 000 E150FT OF BLK 4	3615 N MACARTHUR BLVD WARR ACRES
R188902720	ABDESHAHIAN ALIREZA & FARAH		26331 GOLADA		MISSION VIEJO	CA	92692-3286	FRUITLAND GARDENS	004	000	FRUITLAND GARDENS 004 000 W164.54FT OF E314.54FT	5912 NW 36TH ST WARR ACRES
R188902600	YUAN PROPERTIES LLC		17612 BEACH BLVD STE 7A		HUNTINGTN BCH	CA	92647	FRUITLAND GARDENS	000	000	FRUITLAND GARDENS 000 000 E292FT OF BLK 3 & W270FT OF BLK 4	5936 NW 36TH ST WARR ACRES
R188609300	TRAN HUNG DINH TRS & REV TRUST	DINH MY THI TRS & REV TRUST	6700 NW 110TH CT		OKLAHOMA CITY	OK	73162	PUTNAM CITY ADDITION	063	000	PUTNAM CITY ADDITION 063 000 ALL LOTS 31 THRU 40 PLUS S10FT OF VAC ALLEY ADJ ON N SUBJ TO ESMTS OF RECORD	3700 N MACARTHUR BLVD WARR ACRES
R188609210	BOCKUS HENRY R III & TERESA L		4517 BLACKBERRY RUN		OKLAHOMA CITY	OK	73112-6157	PUTNAM CITY ADDITION	063	000	PUTNAM CITY ADDITION 063 000 LOTS 21 THRU 25 & ALL VAC ALLEY ADJ ON N & W25FT OF VAC ST ADJ ON E	5801 NW 36TH ST WARR ACRES

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R188609220	BOLVIN BYRON B & JANA S		PO BOX 5582		EDMOND	OK	73083-5582	PUTNAM CITY ADDITION	063	000	PUTNAM CITY ADDITION 063 000 S30FT LOTS 11 THRU 15 PLUS LOTS 26 THRU 30 PLUS VACATED ALLEY LYING N OF LOTS 26 THRU 30	5805 NW 36TH ST WARR ACRES
R188807500	SUPERMERCADOS MORELOS LLC		PO BOX 690597		TULSA	OK	74169	WEST PARK ADDITION	007	000	WEST PARK ADDITION BLK 7 LOTS 1 2 3 & 9 THRU 12	3701 N MACARTHUR BLVD WARR ACRES



***SPUD-\_\_\_\_\_ MASTER DESIGN STATEMENT***

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-\_\_\_\_\_  
MASTER DESIGN STATEMENT

FOR

3514 N. MacArthur Boulevard  
Oklahoma City, Oklahoma

April 12, 2023

**PREPARED BY:**

Mr. Charles W. Allen  
Allen Engineering Services, Inc.  
1601 SW 89th Street, Suite C-200  
Oklahoma City, Oklahoma 73159  
Tel: (405) 840-9901  
Fax: (405) 681-4881  
e-mail: callen@aeswins.com

**FOR:**

Ms. Michelle Langford  
c/o Danny & Catherine Maxey  
7100 N. Lake Front Drive  
Warr Acres, Oklahoma 73132  
mrlangford75@gmail.com

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, 2010).

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, which 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **C-3, Community Commercial District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

Permitted Use Units:

Administrative & Professional Office (8300.1)  
Adult Day Care Facilities (8300.2)  
Alcoholic Beverage Retail Sales (8300.5)  
Animal Sales & Service (8300.8)

Animal Sales & Service: Kennel & Veterinary Restricted (8300.11)  
Automotive: Parking Garage (8300.12)  
Automotive: Parking Lot, as Principal Use (8300.13)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)  
Child Care Centers (8300.25)  
Communications Services: Limited (8300.29)  
Community Recreation: General (8250.2)  
Community Recreation: Property Owners Association (8250.3)  
Community Recreation: Restricted (8250.4)  
Construction Sales & Services (8300.31)  
Convenience Sales & Personal Services (8300.32)  
Cultural Exhibits (8250.5)  
Custom Manufacturing (8350.3)  
Dwelling Units & Mix Use (8200.2)  
Eating Establishments: Drive-In (8300.34)  
Eating Establishments: Fast Food (8300.35)  
Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)  
Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)  
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)  
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)  
Food & Beverage Retail Sales (8300.41)  
Greenhouse (8150.6.3)  
Laundry Services (8300.48)  
Library Services & Community Centers (8250.11)  
Light Public Protection & Utility: General (8250.12)  
Light Public Protection & Utility: Restricted (8250.13)  
Low Impact Institutional: Neighborhood Related (8250.14)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Murals (8250.16)  
Participant Recreation and Entertainment: Indoor (8300.55)  
Payday or Title Loan Agencies (8300.57)  
Personal Services: General (8300.58)  
Personal Services: Restricted (8300.59)  
Repair Services: Consumer (8300.61)  
Research Services: Restricted (8300.62)  
Personal Storage (8300.60)  
Retail Sales and Services: General (8300.63)  
Retail Sales and Services: Pawn Shops (8300.65)  
Spectator Sports & Entertainment: Restricted (8300.69)  
Wholesaling, Storage & Distribution: Restricted (8350.16)



2. Maximum Building Height: In accordance with C-3 Zoning.
3. Maximum Building Size: None.
4. Maximum Number of Buildings: None.
5. Building Setback Lines
  - Front: 25-feet
  - Rear: None
  - Sides: None
6. Sight-proof Screening: None.
7. Landscaping: Existing.
8. Signs:
  - 8.1 Freestanding Accessory Signs

Existing pole sign will be allowed.

Electronic Message Display signs shall not be permitted in this SPUD.
  - 8.2 Attached Signs

Attached signs will be in accordance with C-3, Community Commercial District regulations.
  - 8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.
9. Access: Existing access from N. MacArthur Boulevard.
10. Sidewalks: No existing sidewalks are located along N. MacArthur Boulevard. No sidewalks shall be required for this SPUD.

II. Other Development Regulations:

1. Architecture: Existing exterior building is glass windows and doors with metal canopy on West face. The remaining three sides are concrete block.
2. Open Space: None.
3. Street Improvements: N/A
4. Other:

Lighting: The site lighting improvement in this SPUD, if required, shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

Dumpsters: Existing dumpster area located in the parking lot shall be enclosed.

Parking: This SPUD as existing parking located in front of the building. The twenty-six (26) standard and one (1) ADA accessible parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

III. Supporting Documents

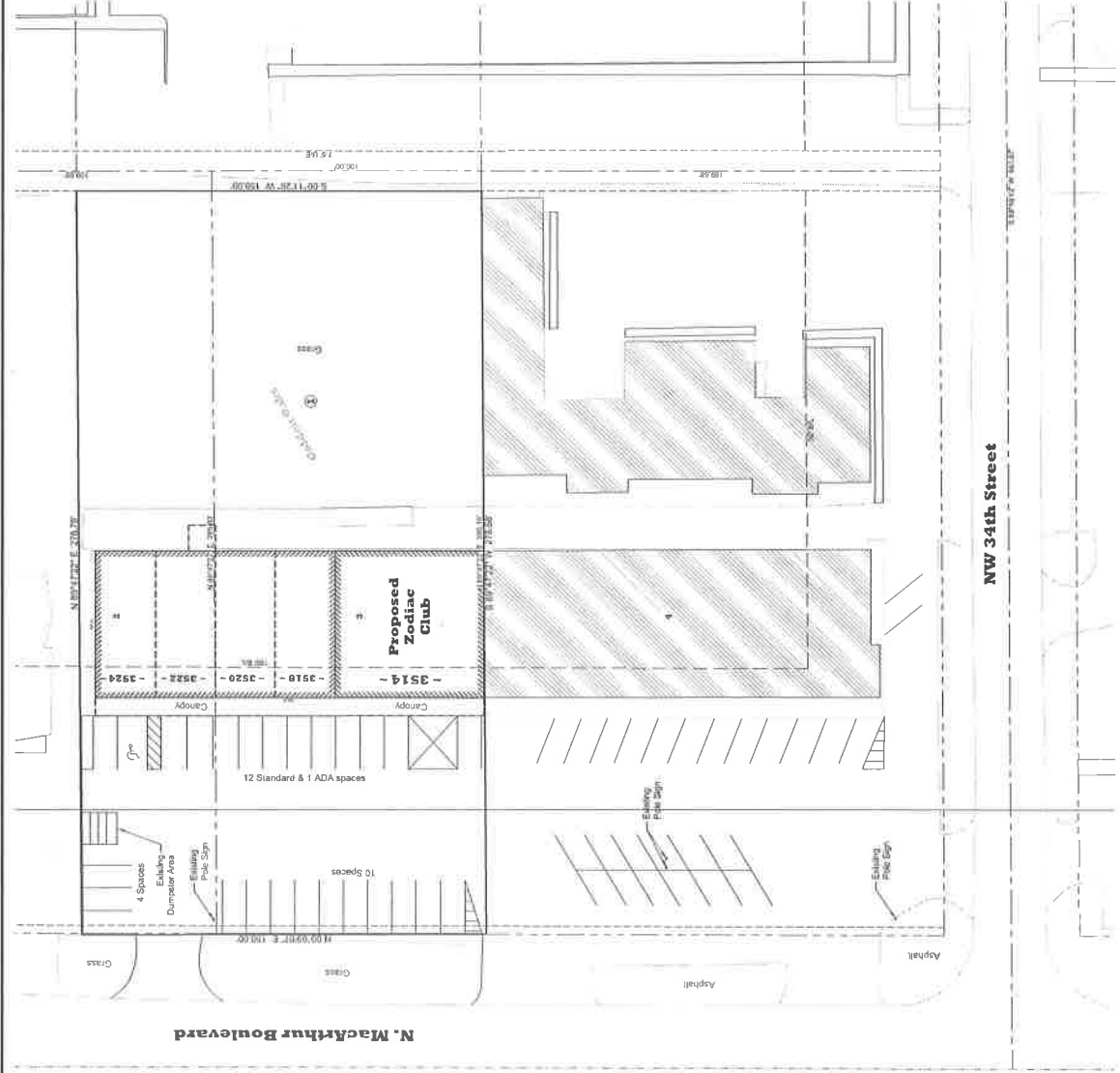
- Exhibit A: Legal Description  
Exhibit B: Master Development Plan  
Exhibit C: Zodiac Club Floor Plan

**Exhibit A**  
**Legal Description**

**Joint Tenancy Warranty Deed, Recorded in Book 9379, Page 765**

The South 50 feet of Lot Two (2), except the East 7 1/2 feet thereof, and all of Lot Three (3), except the East 7 1/2 feet thereof, in Block One (1), in GOLDEN OAKS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof.

# Exhibit B Master Development Plan



## Legal Description

The South 50 feet of Lot Two (2), except the East 7 1/2 feet thereof, and all of Lot Three (3), except the East 7 1/2 feet thereof, in Block One (1), in GOLDEN OAKS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof.



**Legend**

Proposed Building	Shaded Area
Existing Building	Diagonal Hatching
Parking Space	Parallel Lines
Grass Area	Stippled Pattern
Asphalt Driveway	Diagonal Hatching
Canopy	Stippled Pattern
Easting Pole Sign	Circle with 'E'
North Arrow	Arrow pointing North



1878 OKF81  
This is a preliminary plan and should not be used for construction without the approval of the City of Oklahoma City. The City of Oklahoma City reserves the right to modify or reject this plan at any time.

BLDC-2023-02616

C1

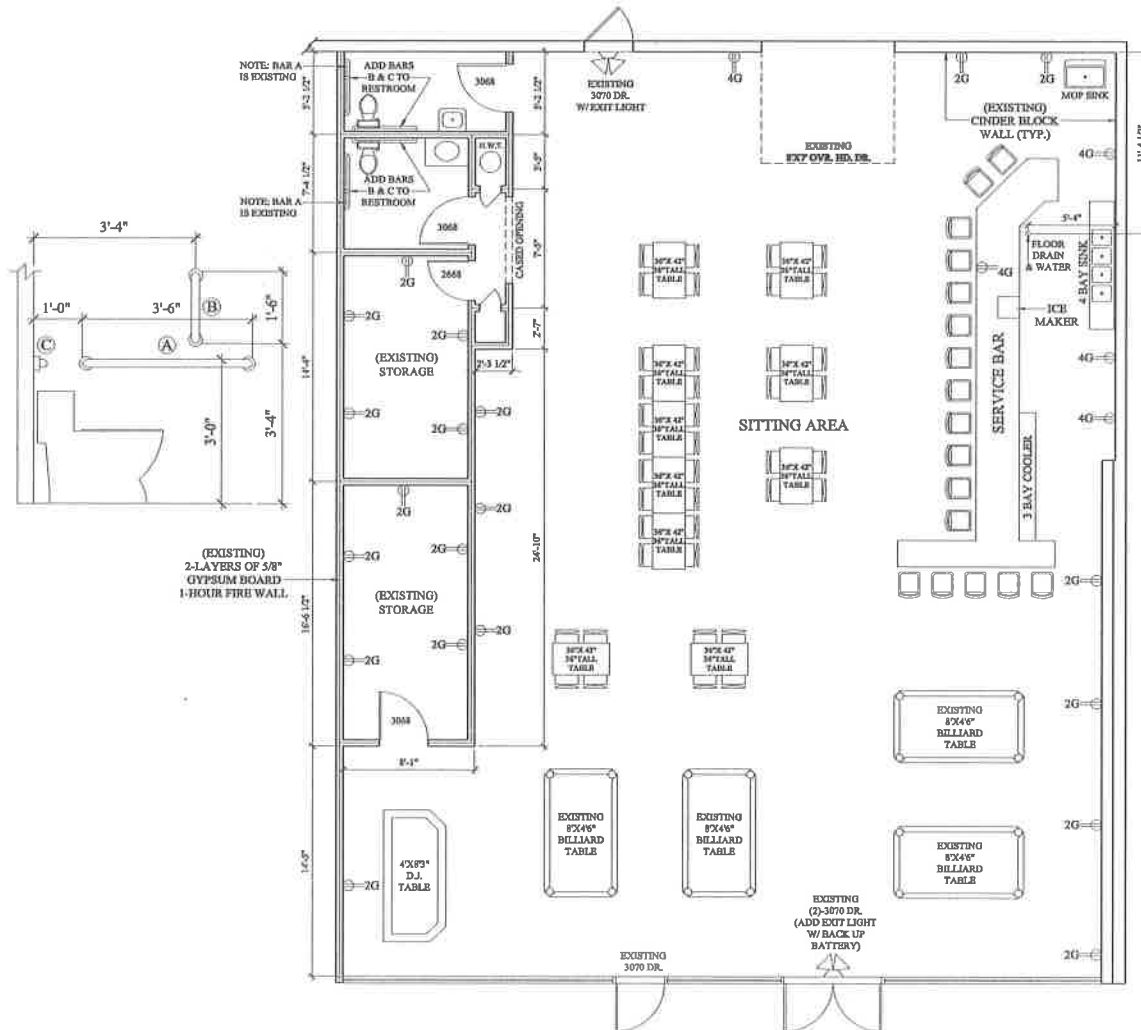
Zodiac Club  
3514 N. MacArthur Boulevard  
Oklahoma City, Oklahoma 73122  
Master Development Plan  
Golden Oaks Addition

ALLEN  
ENGINEERING  
SERVICES, INC.  
1801 S. W. 34th Street, Suite 200  
Oklahoma City, Oklahoma 73122  
Phone: (405) 412-1063  
Fax: (405) 412-1064  
Email: info@allen-engineering.com

Zodiac Club  
3819 NW 34th Street  
Oklahoma City, Oklahoma 73122  
(405) 412-1063

NO	DATE	DESCRIPTION

Exhibit C - Floor Plan



### SOUTH FLOOR FOOTAGE

TOTAL

FLOOR

2747

## NOTICE TO PROSPECTIVE BUYERS

FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION PURPOSES ONLY AND MAY VARY BY SQUARE FOOTAGE AND EXTENSIVE LOOKS EACH TIME THE HOME IS BUILT. PLANS ARE GENERAL GUIDES FOR CONSTRUCTION AND SERVING AS AN AID TO THE BUILDER AND WORKERS.

ITEMS ON FLATS AND ELEVATIONS SUCH AS DOORS AND WINDOWS MAY BE DIFFERENT FROM THE ACTUAL STRUCTURE BEING BUILT. PROSPECTIVE OWNERS SHOULD CONFIRM WITH ORIGINAL CONTRACTOR OF ANY CREATIONS THAT ARE MADE AFTER PERMITS ARE ISSUED FOR THE PROJECT.

THIS DUMPER DOES NOT SCALE



**T**  
DESIGNS

\*\*\*\*\*

INCLASADO FUNDANTE ADE TO BE  
 INCLASADO FOR THIS SET OF PLANS  
 ONLY IF THIS (T T T) LOGO  
 SHOWN ABOVE IS BLANK.  
 INCLASADO FUNDANTE ADE TO BE  
 INCLASADO FOR THIS ADDRESS SHOWN  
 BELOW ONLY. THIS PLAN IS NOT  
 TO BE REPRODUCED OR COPIED.

[illegible]

**Zodiac Club**  
3514 N. MacArthur  
Oklahoma City, OK 73122

FLOOR PLAN

SCALE: 1/4"=1'-0"

**Exhibit A**  
**Legal Description**

**Joint Tenancy Warranty Deed, Recorded in Book 9379, Page 765**

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