



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

Project Name ENTRADOS LLC
2917 NORTH PORTLAND AVENUE
Address / Location of Property (Provide County name & parcel no. if unknown)

Case No.: SPUD -	<u>1416</u>
File Date:	<u>4/21/22</u>
Ward No.:	<u>2</u>
Nbhd. Assoc.:	<u>Sky Line</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>C-3</u>
Overlay:	<u>—</u>

ReZoning Area (Acres or Square Feet)

Summary Purpose Statement / Proposed Development

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):

SAGIRUDDIN AHMED AND SACHA AHMED
Name
15216 Worthington Lane
Mailing Address
Edmond - OK - 73013
City, State, Zip Code
(405) 408-8235
Phone
Sagimuddin@gmail.com
Email

Jorge Mendez
Signature of Applicant
Jorge Mendez
Applicant's Name (please print)
5800 N. Park Ave
Applicant's Mailing Address
Norman OK 73071
City, State, Zip Code
(405) 203-6842
Phone
j.mendez@edmondok.com
Email

LETTER OF AUTHORIZATION


I, SARUDON ARMES, or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

JOERGE MENDOS
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:

2917 NORTH PORTLAND AVENUE
Address and/or County Assessor account number and County Name

By:  _____
Signature

Title: BUMER
Manager / Proprietor

Date: 04/20/2022
MM/DD/YYYY

JOINT TENANCY
WARRANTY DEED
WITH ACCEPTANCE

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2200581
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Jerry Gilford Pyle, Trustee of The Pyle-Houston Revocable Trust, 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 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:

Lots One (1) through Four (4), in Block Nine (9), of AMENDED PLAT OF BLOCKS ONE (1), TO FOURTEEN (14), INCLUSIVE, NESBITT PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

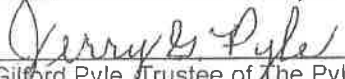
Tax ID No.: 113665750

Grantee's Mailing Address: OK 152116 WORTHINGTON LN Edmond OK 73013

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.

Signed and Delivered this 1st day of March, 2022.



Jerry Gilford Pyle, Trustee of The Pyle-Houston
Revocable Trust

2200581
Doc Stamps \$*112.50
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma


Before me, the undersigned, a Notary Public in and for said County and State on this 1st day of March, 2022, personally appeared, Jerry Gilford Pyle, Trustee of The Pyle-Houston Revocable Trust, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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.

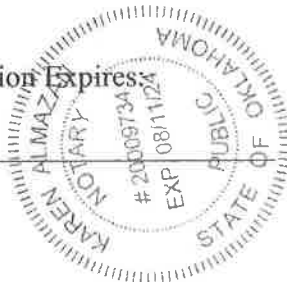
Executed at Oklahoma City, Oklahoma, on the 20 day of April, 2022



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 20 day of April, 20 22.

My Commission Expires:





Notary Public
Commission # _____

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 Scott B. Adams deed
filed in the office of the County Assessor
on the 14 day of April, 2022
Given under my hand and official seal this
14 day of April, 2022

County Assessor

Deputy

Northwest Oliver Street

North Portland Avenue

Northwest 29th Terrace

North Portland Avenue

Northwest 29th Street

North Portland Avenue

Northwest 28th Street

North Po

Sandys
Auto Service
and Speedy
Lube Phillips
66

Chinese
Restaurant
Fast Gourmet

Northwest 2

Oklahoma County Assessor's
300ft Radius Report
4/19/2022

accountitno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R068066240	CONLEY JEAN M FITZGERALD		8329 NW 28TH ST		BETHANY	OK	73008	MARTINDALE ADDITION	008	006	MARTINDALE ADDITION 008 006	3720 NW 28TH ST OKLAHOMA CITY
R068066200	PRICE LARRY		3716 NW 28TH ST		OKLAHOMA CITY	OK	73107-1302	MARTINDALE ADDITION	008	005	MARTINDALE ADDITION 008 005	3716 NW 28TH ST OKLAHOMA CITY
R068066160	HULINGS MARCUS N & LOIS J C TRS	L & M REV LIV TRUST	4207 NW 48TH ST		OKLAHOMA CITY	OK	73112-2203	MARTINDALE ADDITION	008	004	MARTINDALE ADDITION 008 004	3712 NW 28TH ST OKLAHOMA CITY
R068066120	CREEK FARM PROPERTIES LLC		28426 N 2950 RD		CASHION	OK	73016	MARTINDALE ADDITION	008	003	MARTINDALE ADDITION 008 003	3708 NW 28TH ST OKLAHOMA CITY
R068066080	VAN DER MERWE FRANS & TIFFANY B		13075 KITTYHAWK LN		EDMOND	OK	73034	MARTINDALE ADDITION	008	002	MARTINDALE ADDITION 008 002	3704 NW 28TH ST OKLAHOMA CITY
R068066040	PERALES MARIA	GARCIA MANUEL ARELLANO	9113 N BRYANT AVE		OKLAHOMA CITY	OK	73131	MARTINDALE ADDITION	008	001	MARTINDALE ADDITION 008 001	3700 NW 28TH ST OKLAHOMA CITY
R068185400	ROOS WM TERRELL	SILVER TERRI	3624 NW 28TH ST		OKLAHOMA CITY	OK	73107-1620	STERTS NORTHWEST PARK	002	015	STERTS NORTHWEST PARK 002 015	3624 NW 28TH ST OKLAHOMA CITY
R068185650	BRIONES JOSE MANUEL		3620 NW 22ND ST		OKLAHOMA CITY	OK	73107	STERTS NORTHWEST PARK	002	016	STERTS NORTHWEST PARK 002 016	0 UNKNOWN OKLAHOMA CITY
R068185700	ZHAO YU YUN		2816 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1510	STERTS NORTHWEST PARK	002	000	STERTS NORTHWEST PARK 002 000 ALL LOTS 17 & 18 EX W17FT LOT 18	2816 N PORTLAND AVE OKLAHOMA CITY
R113667150	WAITE ORGEL		3733 NW 28TH ST		OKLAHOMA CITY	OK	73107-1301	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 31 & 32	3733 NW 28TH ST OKLAHOMA CITY
R113667250	JAMISON COREY		3729 NW 28TH ST		OKLAHOMA CITY	OK	73107-1301	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 33 & 34	3729 NW 28TH ST OKLAHOMA CITY
R113667300	NAVARRO MARIELA TURCIOS JONATAN		3725 NW 28TH ST		OKLAHOMA CITY	OK	73107-1301	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 35 & 36	3725 NW 28TH ST OKLAHOMA CITY
R113667400	HOPKINS CAROL KAYE		5905 N HARVARD AVE		OKLAHOMA CITY	OK	73122-7715	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 37 & 38	3721 NW 28TH ST OKLAHOMA CITY
R113667450	LATTIN CHAD		3717 NW 28TH ST		OKLAHOMA CITY	OK	73107-1301	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 39 & 40	3717 NW 28TH ST OKLAHOMA CITY
R113667500	CROSS LARRY D & DEBRA G		1620 NW 39TH ST		OKLAHOMA CITY	OK	73118-2606	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 41 THRU 43	3713 NW 28TH ST OKLAHOMA CITY
R113667750	LATAK MICHAEL J & DURENDA A		2520 NW 31ST ST		OKLAHOMA CITY	OK	73112-7606	NESBITT PLACE AMENDED	009	000	NESBITT PLACE AMENDED 009 000 LOTS 44 THRU 48	2901 N PORTLAND AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/19/2022

R068182700	PORTER PHILIPP F & ANNETTE T						2900 N PORTLAND AVE	OKLAHOMA CITY	OK	73107-1512	NORTHWEST PARK	001	000	000	STERTS NORTHWEST PARK 001 000 LOTS 12 THRU 17 PLUS PT SW4 SEC 24 12N SW4 BEG 33FT E & 879FT S OF NW/C SW4 TH E150FT N50FT W150FT 550FT TO BEG	2900 N PORTLAND AVE OKLAHOMA CITY
R113666500	BARRIOS AURELIO ANCELMO						4444 NW 11TH ST	OKLAHOMA CITY	OK	73107-5016	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 17 & 18	3732 NW 29TH ST OKLAHOMA CITY
R113666450	HAPPY FAMILY HOLDINGS LLC						7163 BLOOMING JASMINE AVE	LAS VEGAS	NV	89117	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 15 & 16	3728 NW 29TH ST OKLAHOMA CITY
R113666400	COMMUNITY ENHANCEMENT CORP						1700 NE 4TH ST	OKLAHOMA CITY	OK	73117-3803	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 13 & 14	3724 NW 29TH ST OKLAHOMA CITY
R113666250	SERIES A A SEPARATE SERIES OF DIME INVESTMENTS LLC						3332 NW 172ND TER	EDMOND	OK	73012	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 11 & 12	3720 NW 29TH ST OKLAHOMA CITY
R113666100	COVENANT PROMISES 1 LLC						3102 N CLASSEN BLVD STE 336	OKLAHOMA CITY	OK	73118-3806	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 9 & 10	3716 NW 29TH ST OKLAHOMA CITY
R113666000	SEFIDI FARIBA TORABI GOL						9999 SW 15TH ST	YUKON	OK	73099	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 7 & 8	3712 NW 29TH ST OKLAHOMA CITY
R113665775	SEFIDI FARIBA TORABI GOL						9999 SW 15TH ST	YUKON	OK	73099	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 5 & 6	3708 NW 29TH ST OKLAHOMA CITY
R113665750	AHMED SAGIRUDDIN					AHMED SALMA	16616 WORTHINGTON LN	EDMOND	OK	73013	NESBITT PLACE AMENDED	009	000	000	NESBITT PLACE AMENDED 009 000 LOTS 1 THRU 4	2917 N PORTLAND AVE OKLAHOMA CITY
R113665000	NAILON LORNA MICHELLE						3725 NW 29TH ST	OKLAHOMA CITY	OK	73107-1305	NESBITT PLACE AMENDED	008	000	000	NESBITT PLACE AMENDED 008 000 LOTS 35 & 36	3725 NW 29TH ST OKLAHOMA CITY
R113664950	EVERETT TITUS & TRA MI						1100 TOPPING AVE	KANSAS CITY	MO	64126-2056	NESBITT PLACE AMENDED	008	000	000	NESBITT PLACE AMENDED 008 000 LOTS 33 & 34	3729 NW 29TH ST OKLAHOMA CITY
R113665250	BILIC BORIS						3016 N MUELLER AVE	BETHANY	OK	73008-4641	NESBITT PLACE AMENDED	008	000	000	NESBITT PLACE AMENDED 008 000 LOTS 37 THRU 40	3721 NW 29TH ST OKLAHOMA CITY
R113665290	PYLE HOUSTON REV TRUST						4725 NW 23RD ST	OKLAHOMA CITY	OK	73127-0803	NESBITT PLACE AMENDED	008	000	000	NESBITT PLACE AMENDED 008 000 LOTS 41 THRU 45	3705 NW 29TH ST OKLAHOMA CITY

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R113665500	POYLE HOUSTON REV TRUST		2461 N STERLING AVE APT 501	OKLAHOMA CITY	OK	73127	NESBITT PLACE AMENDED	008	000	NESBITT PLACE AMENDED 008 000 LOTS 46 & 47 & W5FT LOT 48	3001 N PORTLAND AVE OKLAHOMA CITY
R113665510	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NESBITT PLACE AMENDED	008	048	NESBITT PLACE AMENDED 008 048 E17FT LOT 48 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R133744630	CHARLES A SHADID LLC		1901 N CLASSEN BLVD STE 222	OKLAHOMA CITY	OK	73106-6011	UNPLTD PT SEC 24 12N 4W	000	000	UNPLTD PT SEC 24 12N 4W 000 000 PT SW4 SEC 24 12N 4W BEG 50FT E & 435FT S OF NW/C SW4 TH S393.86FT E133FT S51FT E389.58FT N446.58FT	3088 N PORTLAND AVE OKLAHOMA CITY
R113664700	LEON ESMEY B DE		3728 NW OLIVER ST	OKLAHOMA CITY	OK	73107-1318	NESBITT PLACE AMENDED	008	000	NESBITT PLACE AMENDED 008 000 LOTS 13 & 14	3728 NW OLIVER ST OKLAHOMA CITY
R113664500	SUNSHINE PARK LLC		13112 ROCK CANYON RD	OKLAHOMA CITY	OK	73142	NESBITT PLACE AMENDED	008	000	NESBITT PLACE AMENDED 008 000 LOTS 9 THRU 12	3720 NW OLIVER ST, Unit A OKLAHOMA CITY
R113664350	SUNSHINE PARK LLC		13112 ROCK CANYON RD	OKLAHOMA CITY	OK	73142-7403	NESBITT PLACE AMENDED	008	000	NESBITT PLACE AMENDED 008 000 LOTS 1 THRU 8	3021 N PORTLAND AVE OKLAHOMA CITY
R133744280	CHARLES A SHADID LLC		1901 N CLASSEN BLVD STE 222	OKLAHOMA CITY	OK	73106-6011	UNPLTD PT SEC 24 12N 4W	000	000	UNPLTD PT SEC 24 12N 4W 000 000 PT SW4 SEC 24 12N 4W BEG 150FT S OF NW/C OF SW4 TH S285FT E872.6FT NLY 100FT W300FT N185FT W572.6FT TO BEG	3152 N PORTLAND AVE OKLAHOMA CITY
R133721000	FSB SPECIAL ASSETS LLC		5100 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	UNPLTD PT SEC 23 12N 4W	000	000	UNPLTD PT SEC 23 12N 4W 000 000 PT E/2 OF SEC 23 12N 4W & PT BLK A L L LYON SKYLINE VIEW ADDN & ALL BLK 1 IN NESBITT PLACED AMD ADDN DESCRIBED AS BEG 50FT W & 61.72FT S OF SE/C NE4 SEC 23 12N 4W TH S2	3101 N PORTLAND AVE OKLAHOMA CITY

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

April 20, 2022

PREPARED BY:

JHM Architecture & Design LLC
Jorge Mendros
5800 N. Porter Ave.
Norman, OK 73071
(405) 203-6842
Jmendros1@aol.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 **C-3 Commercial Community 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:

8300.5 Alcoholic Beverage Retail Sales

2. **Maximum Building Height:**

The Maximum Building Height allowed within this SPUD shall be governed by the base zoning district.

3. **Maximum Building Size:**

The Maximum Building Size within this SPUD shall be governed by the base zoning district.

4. **Maximum Number of Buildings:**

The Maximum Number of Buildings within this SPUD shall be governed by the base zoning district.

5. Building Setback Lines

Front Yard:

Rear Yard:

Side Yard:

Corner Side
Yard:

6. Sight-proof Screening:

The Sight-proof screening allowed within this SPUD shall be governed by the base zoning district.

7. Landscaping:

The Landscaping allowed within this SPUD shall be governed by the base zoning district.

8. Signs:

Signs allowed within this SPUD shall be governed by the base zoning district.

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:

Access to shall be taken from North Portland and North 29th

II. Other Development Regulations:

1. Architecture:

Architectural regulations shall be governed by the base zoning district

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

N/A

5. Dumpsters:

N/A

6. Parking:

Parking Requirements shall be in accordance with chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

N/ A

8. Drainage:

N/ A

9. Other:

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A

SPUD-

Legal Description

The NESBITT PLACE AMENDED ZERO ZERO NINE (009), ZERO ZERO ZERO (000)
LOTS ONE (1) THRU FOUR (4)

EXHIBIT B

PROPERTY
LINE &
CORNER(s)

NW 29th St

STREET
PARKING

STOP
SIGN

NEW FIRE
HYDRANT

NEW ADA
RAMP &
SIDEWALK

FENCE
LINE

ROOF OF
2917
N. PORTLAND
AVE.

N. PORTLAND AVE

LARGE ADVERTISEMENT
SIGN TO REMAIN

N

SITE PLAN