



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

2324 W Park Place

Project Name

2324 W Park Pl., Oklahoma City, OK 73107

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

Rezone to SPUD to allow for existing single-family residence and an accessory dwelling unit on the Property

Summary Purpose Statement / Proposed Development

Staff Use Only:	1679
Case No.: SPUD	
File Date:	9-12-24
Ward No.:	W6
Nbhd. Assoc.:	Youngs Englewood
School District:	OKC
Extg Zoning:	R-2
Overlay:	

Approx. 0.1722 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Elizabeth Smith

Digitally signed by Elizabeth Smith
Date: 2024.09.12 11:38:30 -05'00'

Signature of Applicant

c/o Libby Smith, attorney for Applicant

Applicant's Name (please print)

c/o Rieger Sadler Joyce 136 Thompson Dr.

Applicant's Mailing Address

Norman, OK, 73069

City, State, Zip Code

405-310-5274

Phone

lsmith@rsjattorneys.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



WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2404595
American Security Title Insurance Company

Know All Men by These Presents:

THAT, SKGOOO Holdings L.L.C., 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 Patriot Custom Homes, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

All of Lots SIXTY (60) and SIXTY-ONE (61), of Block FOUR (4), of the AMENDED PLAT OF BLOCKS 4 TO 7 INC., & S.1/2 OF BLOCKS 14 AND 15, YOUNG'S ENGLEWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 063341000

Grantee's Mailing Address: 208 S. Riverside Dr., Moore, OK 73160

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 party of the second part, its heirs 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. **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 29th day of August, 2024.

SKGOOO HOLDINGS L.L.C.

Trent Braden
Member/Manager

2404595
Doc Stamps: \$228.75
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 29th day of August, 2024, personally appeared, Trent Braden, 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.


Connie Calaway
Commission Expires: _____



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

UNOFFICIAL

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.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

5. If the Entity is a trust, its grantee(s), trustees 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.

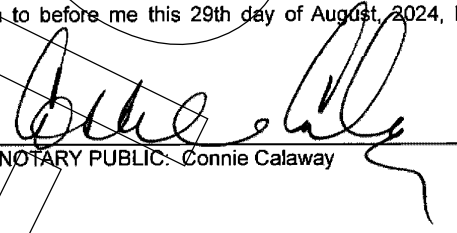
FURTHER AFFIANT SAYETH NOT.


Joshua Riley Puckett


Date 8/29/24

The foregoing instrument was subscribed and sworn to before me this 29th day of August, 2024, by Joshua Riley Puckett.




NOTARY PUBLIC, Connie Calaway

My Commission Expires: _____

My Commission Number: _____

Legal Description

All of Lots SIXTY (60) and SIXTY-ONE (61), of Block FOUR (4), of the AMENDED PLAT OF BLOCKS 4 TO 7 INC., & S. 1/2 OF BLOCKS 14 AND 15, YOUNG'S ENGLEWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

PATRIOT CUSTOM HOMES LLC, the property owner of record and applicant for the rezoning application submitted herewith, hereby authorizes Gunner B. Joyce, Elizabeth A. Smith, and the firm of Rieger Sadler Joyce LLC to make presentations, assist in the application for rezoning approval, and to do all other things necessary for the advancement of such rezoning application submitted herewith.

Signature:



Date: September 12, 2024

Print Name: Joshua Puckett

Title: Manager of Patriot Custom Homes LLC

Account Number	Property Owner	Mailing Address	Legal Description	Property Address
R063340930	KASBOHM JAMES A	15900 SW 29TH ST, EL RENO, OK 73036	YOUNGS ENGLEWOOD ADD 004 000 LOTS 46 & 47	2350 W PARK PL OKLAHOMA CITY
R063340940	BURNS YSMENIA LUZ THERESE HUAMANI	2346 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 48 & 49	2346 W PARK PL OKLAHOMA CITY
R063340950	JJ RE LLC	2342 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 50 & 51	2342 W PARK PL OKLAHOMA CITY
R063340960	CRUZ ORDONEZ SUCELINDA	2338 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 52 & 53	2338 W PARK PL OKLAHOMA CITY
R063340970	SEVENTYEIGHT REAL ESTATE LLC	16831 MIDWEST BLVD, NORMAN , OK 73026	YOUNGS ENGLEWOOD ADD 004 000 LOTS 54 & 55	2334 W PARK PL OKLAHOMA CITY
R063340980	SEVENTYEIGHT REAL ESTATE LLC	16831 MIDWEST BLVD, NORMAN , OK 73026	YOUNGS ENGLEWOOD ADD 004 000 LOTS 56 & 57	2330 W PARK PL OKLAHOMA CITY
R063340990	TRIBE RENOVATIONS LLC	2326 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 58 & 59	2326 W PARK PL OKLAHOMA CITY
R063341000	PATRIOT CUSTOM HOMES LLC	208 S RIVERSIDE DR, MOORE, OK 73160	YOUNGS ENGLEWOOD ADD 004 000 LOTS 60 & 61	2324 W PARK PL OKLAHOMA CITY
R063341010	DE LEON ENMA & DE LEON UDIEL A	5001 NW 18TH TER, OKLAHOMA CITY, OK 73127	YOUNGS ENGLEWOOD ADD 004 000 LOTS 62 & 63	2318 W PARK PL OKLAHOMA CITY
R063341020	LEA CEDRIC M	2314 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 64 & 65	2314 W PARK PL OKLAHOMA CITY
R063341030	ARREAGA ADAN & GRAMAJO VIOLETA E	2310 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 66 & 67	2310 W PARK PL OKLAHOMA CITY
R063340690	VILLAGRAN LUZWING A & KAREN L	1123 N YOUNGS BLVD, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 1 & 2	1123 N YOUNGS BLVD OKLAHOMA CITY

R063341370	CUNNINGHAM TRES	1131 N YOUNGS BLVD, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 11 & 12	1131 N YOUNGS BLVD OKLAHOMA CITY
R063341365	ENCISCO VICTOR & FLORIZA	1135 N YOUNGS BLVD, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 9 & 10	1135 N YOUNGS BLVD OKLAHOMA CITY
R063340730	NGUYEN THO V LOVING REV TRUST & PHAM CINDY T REV TRUST	1712 NW 39TH ST, OKLAHOMA CITY, OK 73118	YOUNGS ENGLEWOOD ADD 004 000 LOTS 9 THRU 12	0 UNKNOWN OKLAHOMA CITY
R063340720	POWERS INVESTMENTS LLC	118 NW 1ST ST, MOORE, OK 73160	YOUNGS ENGLEWOOD ADD 004 000 LOTS 7 & 8	1109 N YOUNGS BLVD OKLAHOMA CITY
R063340880	EL YOUNBI MOHAMMED & AGHRESSI TIJANIA	5015 LARISSA LN, OKLAHOMA CITY, OK 73112	YOUNGS ENGLEWOOD ADD 004 000 LOTS 33 THRU 40 EXCEPT S17FT	2351 NW 10TH ST OKLAHOMA CITY
R063340860	HOANG MICHAEL	1920 NW 12TH ST, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 004 000 LOTS 31 & 32	2347 NW 10TH ST OKLAHOMA CITY
R063340855	HOANG MICHAEL	1920 NW 12TH ST, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 004 000 LOTS 29 & 30	UNKNOWN
R063340850	HOANG MICHAEL	1920 NW 12TH ST, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 004 000 LOTS 27 & 28	2339 NW 10TH ST OKLAHOMA CITY
R063340840	PANIC PROPERTIES LLC	PO BOX 30864, EDMOND, OK 73003	YOUNGS ENGLEWOOD ADD 004 000 LOTS 25 & 26	2335 NW 10TH ST OKLAHOMA CITY
R063340830	COMMUNITY ENHANCEMENT CORPORATION	1700 NE 4TH ST, OKLAHOMA CITY, OK 73117	YOUNGS ENGLEWOOD ADD 004 000 LOTS 23 & 24	2331 NW 10TH ST OKLAHOMA CITY
R063340820	ROBERTS BETHANY LUCILLE	2327 NW 10TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 21 & 22	2327 NW 10TH ST OKLAHOMA CITY
R063340810	OMEGA INVESTMENTS LLC	20 NW 13TH ST, Unit 200, OKLAHOMA CITY, OK 73103	YOUNGS ENGLEWOOD ADD 004 000 LOTS 19 & 20	2323 NW 10TH ST OKLAHOMA CITY

R063340800	PEREZ FRANCISCO	2319 NW 10TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 004 000 LOTS 17 & 18	2319 NW 10TH ST OKLAHOMA CITY
R063340750	WENSAUER DON	1411 LINWOOD BLVD, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 004 000 LOTS 15 & 16	2315 NW 10TH ST OKLAHOMA CITY
R063340740	CARRILLO SANTIAGO	1829 NW 13TH ST, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 004 000 LOTS 13 & 14	2313 NW 10TH ST OKLAHOMA CITY
R063340710	SFR3 040 LLC	228 PARK AVE S, Unit 73833, NEW YORK, NY 10003	YOUNGS ENGLEWOOD ADD 004 000 LOTS 5 & 6	1115 N YOUNGS BLVD OKLAHOMA CITY
R133521800	SFI 10TH STREET LLC	41623 MARGARITA RD STE 100, TEMECULA , CA 92591	UNPLTD PT SEC 31 12N 3W 000 000 PT NE4 SEC 31 12N 3W BEG 1880.65FT W NE/C SD NE4 TH S728FT TO A POINT ON N R/W LINE CRI&P RR ALONG A CURVE TO THE LEFT 345.77FT N661.80FT E339.15FT TO BEG	2330 NW 10TH ST OKLAHOMA CITY
R133521840	COXCOM INC	6205 PEACHTREE DUNWOODY RD, ATLANTA, GA 30328	UNPLTD PT SEC 31 12N 3W 000 000 PT NE4 SEC 31 12N 3W BEG 1595.15FT W NE/C SD NE4 TH S799.80FT TO POINT N R/W LINE CRI&P RR NWLY ALONG N R/W LINE 293.69FT N728FT E285.50FT TO BEG	2320 NW 10TH ST OKLAHOMA CITY

R133521830	COXCOM INC	6205 PEACHTREE DUNWOODY RD, ATLANTA, GA 30328	UNPLTD PT SEC 31 12N 3W 000 000 PT NE4 SEC 31 12N 3W BEG 1335.15FT W OF NE/C OF SEC 31 TH S877.94FT TO A POINT ON N R/W LINE OF CRI&P RR TH NWLY 72.92FT NWLY 198.76FT N799.25FT E260FT TO BEG	2312 NW 10TH ST OKLAHOMA CITY
R063340700	FALCON FUND ACQUISITIONS LLC	16617 VALLEY CREST, EDMOND, OK 73012	YOUNGS ENGLEWOOD ADD 004 000 LOTS 3 & 4	1117 N YOUNGS BLVD OKLAHOMA CITY
R063341480	CASSIL TIM	1205 SCOTCH PINE, EDMOND, OK 73012	YOUNGS ENGLEWOOD ADD 007 000 LOTS 33 & 34	2351 W PARK PL OKLAHOMA CITY
R063341470	GRAMAJO MAIRY A & BARRIOS AROLDO NOHE	4504 NW 29TH ST, OKLAHOMA CITY, OK 73127	YOUNGS ENGLEWOOD ADD 007 000 LOTS 31 & 32	2347 W PARK PL OKLAHOMA CITY
R063341460	KENNEDY JACOB DANIEL	2343 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 29 & 30	2343 W PARK PL OKLAHOMA CITY
R063341450	REEDER WILLIE MAY	2339 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 27 & 28	2339 W PARK PL OKLAHOMA CITY
R063341440	CHECKERS INVESTMENTS INC	3730 SPRINGLAKE DR, OKLAHOMA CITY, OK 73111	YOUNGS ENGLEWOOD ADD 007 000 LOTS 25 & 26	2335 W PARK PL OKLAHOMA CITY
R063341430	MARTIN MALINDA RAE ETAL & BAUCOM SUZANNE MARIE & BAUCOM MICHAEL LEON	2331 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 23 & 24	2331 W PARK PL OKLAHOMA CITY
R063341420	LESSING FRANCES	2323 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 21 & 22	2327 W PARK PL OKLAHOMA CITY
R063341410	VAN HOOSER JEFFREY L & LESSING VANHOOSER FRANCES KAYE	2323 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 19 & 20	2323 W PARK PL OKLAHOMA CITY

R063341360	ARREAGA ADAN P & ARREAGA VIOLETA	2310 W PARK PL, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 1139 N YOUNGS BLVD 007 000 LOTS 7 & 8 OKLAHOMA CITY
R063341400	CRAIG L JOLYNN	8457 ROCKCLIFF WAY, PIEDMONT, OK 73078	YOUNGS ENGLEWOOD ADD 007 000 LOTS 17 & 18 2319 W PARK PL OKLAHOMA CITY
R063341390	MONTOYA NESTOR & GLADYS	1944 NW 19TH ST, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 007 000 LOTS 15 & 16 2315 W PARK PL OKLAHOMA CITY
R063341380	YOUSIF WAHID S & AMNI D	14613 DOULTON CIR, OKLAHOMA CITY, OK 73142	YOUNGS ENGLEWOOD ADD 007 000 LOTS 13 & 14 2311 W PARK PL OKLAHOMA CITY
R063341350	KRUSEMARK HOLDEN	1143 N YOUNGS BLVD, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 1143 N YOUNGS BLVD 007 000 LOTS 5 & 6 OKLAHOMA CITY
R063341340	HEATLEY TANNER	1147 N YOUNGS BLVD, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 1147 N YOUNGS BLVD 007 000 LOTS 3 & 4 OKLAHOMA CITY
R063341540	LEDBETTER AMBER & DAVIN	2342 NW 11TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 44 & 45 2342 NW 11TH ST OKLAHOMA CITY
R063341550	PARRISH ERIC L	2340 NW 11TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 46 & 47 2340 NW 11TH ST OKLAHOMA CITY
R063341560	LILJESTRAND JOHN E & MARILYN S	3509 WINDSOR BLVD, OKLAHOMA CITY, OK 73122	YOUNGS ENGLEWOOD ADD 007 000 LOTS 48 & 49 2334 NW 11TH ST OKLAHOMA CITY
R063341570	BELL ROBERT R TRS & BELL RICHMOND TRUST	6909 BLUE SPRUCE, OKLAHOMA CITY, OK 73162	YOUNGS ENGLEWOOD ADD 007 000 LOTS 50 & 51 2332 NW 11TH ST OKLAHOMA CITY
R063341580	DELEON EVELIO MINOR & YENY NAAMA	2326 NW 11TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 52 & 53 2326 NW 11TH ST OKLAHOMA CITY
R063341590	LITTLE TINY OKC LLC	PO BOX 245, MUSTANG, OK 73064	YOUNGS ENGLEWOOD ADD 007 000 LOTS 54 & 55 2322 NW 11TH ST OKLAHOMA CITY
R063341600	PEREZ ANTONIO & ZUNIGA JOSE G	2318 NW 11TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 56 & 57 2318 NW 11TH ST OKLAHOMA CITY


R063341610	CIFUENTES DEVORA FLODIA	2314 NW 11TH ST, OKLAHOMA CITY, OK 73107	YOUNGS ENGLEWOOD ADD 007 000 LOTS 58 & 59	2314 NW 11TH ST OKLAHOMA CITY
R063341620	MONTOYA GLADYS & NESTOR	1944 NW 19TH ST, OKLAHOMA CITY, OK 73106	YOUNGS ENGLEWOOD ADD 007 000 LOTS 60 & 61	2310 NW 11TH ST OKLAHOMA CITY

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF CLEVELAND)

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, as the same appears in the online records of the County Assessor Offices of Oklahoma County, State of Oklahoma.


Executed at Norman, Oklahoma, on this 12th day of September 2024.



By: Elizabeth A. Smith
Attorney at Law

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma, County of Cleveland, on the 12th day of September 2024.



N.P. Signature: 
Commission #: 19011557
Commission Expires: Nov. 15, 2027



September 12, 2024

City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910
Oklahoma City, Oklahoma, 73102

RE: Written Description of Project

Dear City of Oklahoma City,

We represent Patriot Custom Homes, LLC (the “**Applicant**”) in the attached Application for SPUD Rezoning. The Applicant intends to rezone the property in order to allow for the use of an accessory dwelling unit on the property as more particularly described and illustrated in the attached application packet. The Applicant will seek to rezone the property from the existing R-2, Two Family Residential District to a Simple Planned Unit Development in order to allow for the intended development. A preliminary conceptual site plan showing a preliminary layout of the proposed development is included with this application packet.

We respectfully request that you consider this application. Please let me know if you have any questions. We thank you for your consideration.

Very Truly Yours,
RIEGER SADLER JOYCE LLC

ELIZABETH SMITH
Attorney at Law

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT

Applicant: Patriot Custom Homes, LLC

Submitted: September 12, 2024

PREPARED BY:

RIEGER SADLER JOYCE LLC
Libby Smith
136 Thompson Dr.
Norman, OK 73069
405-310-5274
lsmith@rsjattorneys.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 regulations of the **R-2; Two-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except as modified herein.

All current buildings and improvements on this site shall be deemed permissible under this SPUD and permitted to remain as currently constructed. Any new buildings or improvements developed pursuant to this SPUD shall be done in accordance with the regulations set forth herein.

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

All uses within the **R-2 District** shall be permitted within this SPUD:

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential
8200.16	Two-Family Residential

2. Maximum Building Height:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. There shall be a maximum of two (2) dwellings, and they may be attached or detached. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines:

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, setback lines shall be in accordance with the base zoning district.

6. Sight-proof Screening:

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, screening requirements shall be in accordance with the base zoning district.

7. Landscaping:

The subject property shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. The landscaping in this SPUD shall be in accordance with the Chapter 59, Article XI, Section 59-11250 of the Oklahoma City Municipal Code, 2020, as amended.

8. Signs:

8.1 Free standing accessory signs

Free standing accessory signs shall be in accordance with the base zoning district.

8.2 Attached signs

Attached signs shall be in accordance with the base zoning district.

8.3 Non-Accessory Signs

Non-Accessory signs shall be prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs shall be prohibited.

9. Access:

The existing access to the site shall remain as-is from W. Park Place.

10. Sidewalks

Sidewalks shall be provided in accordance with Chapter 59, Article XII, Section 59-12100 of the Oklahoma City Municipal Code, 2020, as amended.

II. Other Development Regulations:

1. Architecture:

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

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:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space requirements of the base zoning district shall be met.

3. Street Improvements:

N/A

4. Site Lighting:

N/A

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The existing parking shall be deemed to conform to all parking regulations for the existing development on site. Parking for any new construction shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Aerial of Property

Exhibit A

Legal Description

All of Lots SIXTY (60) and SIXTY-ONE (61), of Block FOUR (4), of the AMENDED PLAT OF BLOCKS 4 TO 7 INC., & S. 1/2 OF BLOCKS 14 AND 15, YOUNG'S ENGLEWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit B

Site Plan

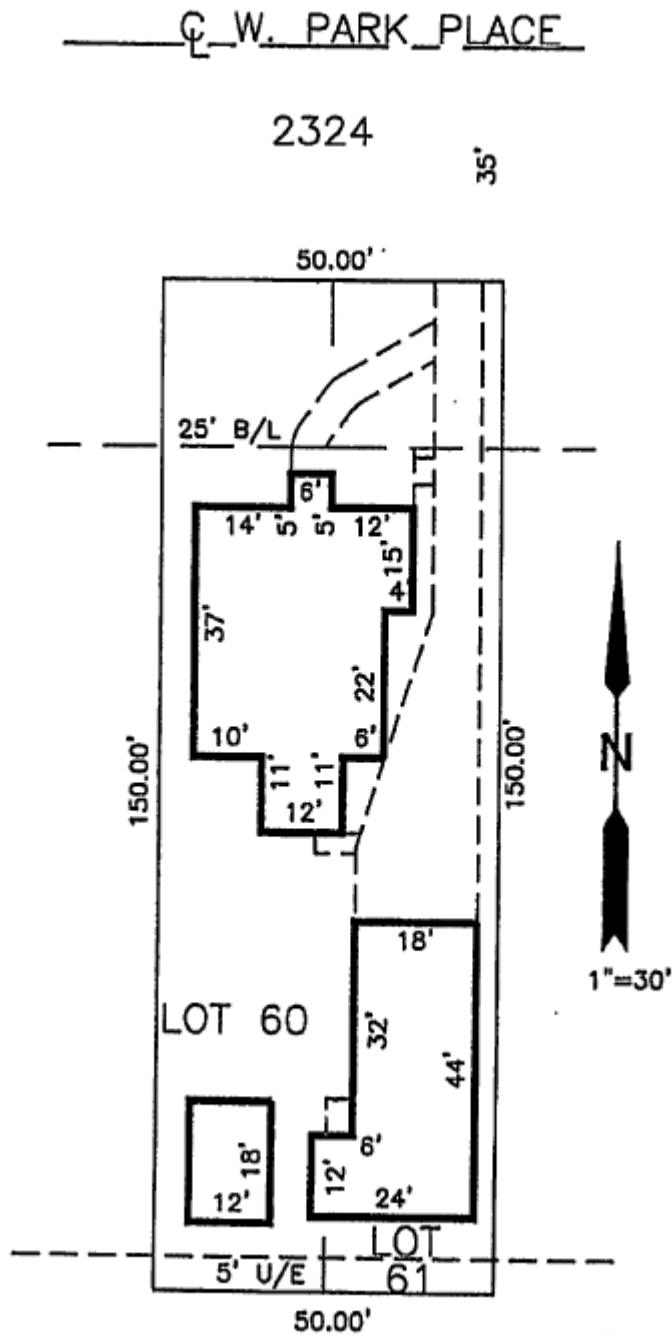


Exhibit C

Aerial of Property

