



The City of Oklahoma City *Info & Inv sent*  
 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

Richard Thomas Repair

Project Name

1135 N. Portland Ave/3706 N.W. 11th, Oklahoma City, OK 73107

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

Change base zoning from R-1 to C-3 for both parcels.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD -

File Date:

Ward No.:

Neighborhood Association:

School District:

Extg Zoning:

Overlay:

13,720 sq. ft.

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

Signature of Applicant

Richard Thomas

Applicant's Name (please print)

1135 N Portland Ave.

Applicant's Mailing Address

Oklahoma City, OK 73107

City, State, Zip Code

(405) 946-2725

Phone

richardthomas844@gmail.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files ( zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

**SPUD Master Design Statement Requirements:**

The SPUD Master Design Statement shall be a written report containing a minimum of the following elements:

- Identify the base zoning district(s) governing the SPUD, not to exceed two development tracts and two base zoning districts.
- List the permitted Use Unit Classifications in the SPUD (Chapter 59, Article VIII, Section 8100.4).
- A statement establishing the maximum height of all buildings.
- A statement establishing maximum size of all buildings.
- A statement limiting the number of all buildings.
- A statement specifying the front, side, and rear yard requirements.
- A description of the sight-proof screening requirements.
- A description of the site landscaping. (Screening and landscaping shall be subject to the current landscape ordinance in effect at time of development.)
- A statement specifying the number, type, height, and display area of signs.
- A statement providing the number and location of all access drives.
- A description and location of all public and private sidewalks.
- A description of the proposed architecture of all buildings including building materials.
- A statement indicating the percent of open space on the site.
- A description of all street improvements proposed within or adjacent to the site.
- A description of the proposed site lighting.
- The number, location, and screening requirements of all trash receptacles.
- A description of the parking facilities to be provided.
- A statement describing the guarantees and assurances to be provided for the perpetual maintenance of common open space, drainage areas, recreation areas, sidewalks, parking, private streets, and other privately owned but common facilities serving the project.

**SPUDs and Special Design Districts.**

If the SPUD is proposing to rezone from within a special design district or design overlay district, in addition to the requirements listed for the Design Statement in this chapter, the following shall be provided:

1. Statement describing the incorporation of any development regulations and guidelines of the design district into the SPUD and whether the SPUD will be subject to the design review process.
2. Description of how the SPUD integrates into the context of surrounding neighborhoods by describing the architectural style and uses of existing and proposed structures within the same block and immediate neighborhood.
3. Description of how the SPUD will be compatible with the placement and amenities of adjacent structures regarding setbacks, orientation, height, and landscaping/screening.

**SPUD Master Development Plan Map Requirements:**

The SPUD Master Development Plan Map shall be drawn to a standard engineering scale on one (1) or more 24"x36" sheets and shall contain the following information:

1. North arrow.
2. All property lines.
3. All adjacent street and alley rights-of-way, showing the centerline of each, and any street names.
4. The location of driveway approaches.
5. The off-street parking and maneuvering arrangement.
6. The location of existing and proposed buildings.
7. Related exhibits. Any other pertinent information/exhibits necessary for review, approval and administration of the SPUD.

A Microsoft Office Word file version of SPUD Master Design Statement is available for download at <https://www.okc.gov/departments/development-services/subdivision-zoning/applications> A completed copy of this file is required for submittal.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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

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

My Commission Expires:

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

## LETTER OF AUTHORIZATION

I,

\_\_\_\_\_  
*Property Owner of Record*

or,

\_\_\_\_\_  
*Agent of the Property Owner of Record and Title*

authorize,

\_\_\_\_\_  
*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*

Property Address: 1135 &amp; 1139 N. PORTLAND, OKLAHOMA CITY, OK 73107

Mailing Address: Return To: Richard Thomas, 4113 N.W. 22nd, OKC, OK 73107

JOINT TENANCY  
WARRANTY DEED

(Individual Form)

DOC NUMBER 94103900  
BOOK 6629  
PAGES 2089 - 2089  
TIME 12:09:19  
FEE 8.00  
07/18/94  
JOHN J GARVEY  
OKLAHOMA COUNTY CLERK  
RECORDED AND FILED

That JOHN ARTHUR HARRIS AND CONNIE LEE HARRIS, HUSBAND AND WIFE Parties of the first part, in consideration of the sum of TEN &amp; NO/100

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto RICHARD R. THOMAS AND PAMELA J. THOMAS, HUSBAND AND WIFE as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

LOTS ONE (1) AND TWO (2) IN BLOCK SEVEN (7), IN MEADOWBROOK ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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, judgments, mortgages and other liens and incumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 13th day of July, 1994.

JOHN ARTHUR HARRIS

CONNIE LEE HARRIS



## INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA, County of OKLAHOMA, SS.

Before me, a Notary Public, in and for said County and State, on this 13th day of July, 1994, personally appeared JOHN ARTHUR HARRIS AND CONNIE LEE HARRIS, 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 purposes therein set forth.

Given under my hand and seal the day and year last above written.

S. K. CHILDERS

Notary Public

My commission expires 09-14-95

JOINT TENANCY BOOK 6719 PAGE 1894  
**WARRANTY DEED**

(Individual Form)

12-00  
 That **RICHARD PARKER HIX AND ANITA HIX, HUSBAND AND WIFE AND DONALD EUGENE HIX AND NIKKI HIX, HUSBAND AND WIFE**, Parties of the first part, in consideration of the sum of TEN & NO/100— and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **RICHARD R. THOMAS AND PAMELA J. THOMAS, HUSBAND AND WIFE**

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

**LOTS THREE (3) AND FOUR (4), IN BLOCK SEVEN (7), IN MEADOWBROOK ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.**

Property Address: **3706 N.W. 11TH STREET, OKLA. CITY, OK 73107**



together with all the improvements thereon and the appurtenances thereto 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, judgments, mortgages and other liens and incumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 7 th day of March, 1995.

Richard Parker Hix  
 RICHARD PARKER HIX

Donald Eugene Hix  
 DONALD EUGENE HIX

Anita Hix  
 ANITA HIX

Nikki Hix  
 NIKKI HIX

RETURN TO:

MAIL TAX STMTS TO:

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF Georgia County of Houston, SS.

Before me, a Notary Public, in and for said County and State, on this 7 th day of March, 1995, personally appeared **RICHARD PARKER HIX AND ANITA HIX, HUSBAND AND WIFE AND DONALD EUGENE HIX AND NIKKI HIX, 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 purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires

Rose Marie Crites  
 Notary Public, Houston County, Georgia  
 My Commission Expires Aug. 18, 1998

DOC NUMBER 95032171  
 BOOK 6719  
 PAGES 1894 - 1896  
 TIME 10:23:27  
 FEE 12.00  
 03/14/95  
 JOHN J. HARVEY  
 OKLAHOMA COUNTY CLERK  
 RECORDED AND FILED

BOOK 6719 PAGE 1895

STATE OF OKLAHOMA     )  
                              )     SS  
COUNTY OF Delaware     )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that RICHARD PARKER HIX and ANITA M. HIX, married persons, personally known to me to be the same persons whose names they subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of March, 1995.

Daphne D. Cooper  
NOTARY PUBLIC

My Commission Expires:



STATE OF GEORGIA

BOOK 6719 PAGE 1896

COUNTY OF Houston

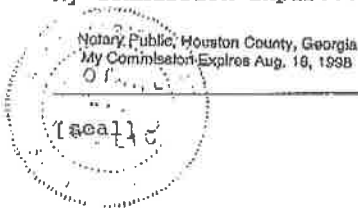
SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DONALD EUGENE HIX, and NIKKI HIX, married persons, personally known to me to be the same persons whose names they subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of March, 1995.

Rose Maria Costa  
NOTARY PUBLIC

My Commission Expires:



**EXHIBIT A**

**LEGAL DESCRIPTION**

**1135 N. Portland Ave., Oklahoma City, OK 73107**

Lots One (1) and Two (2) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma.

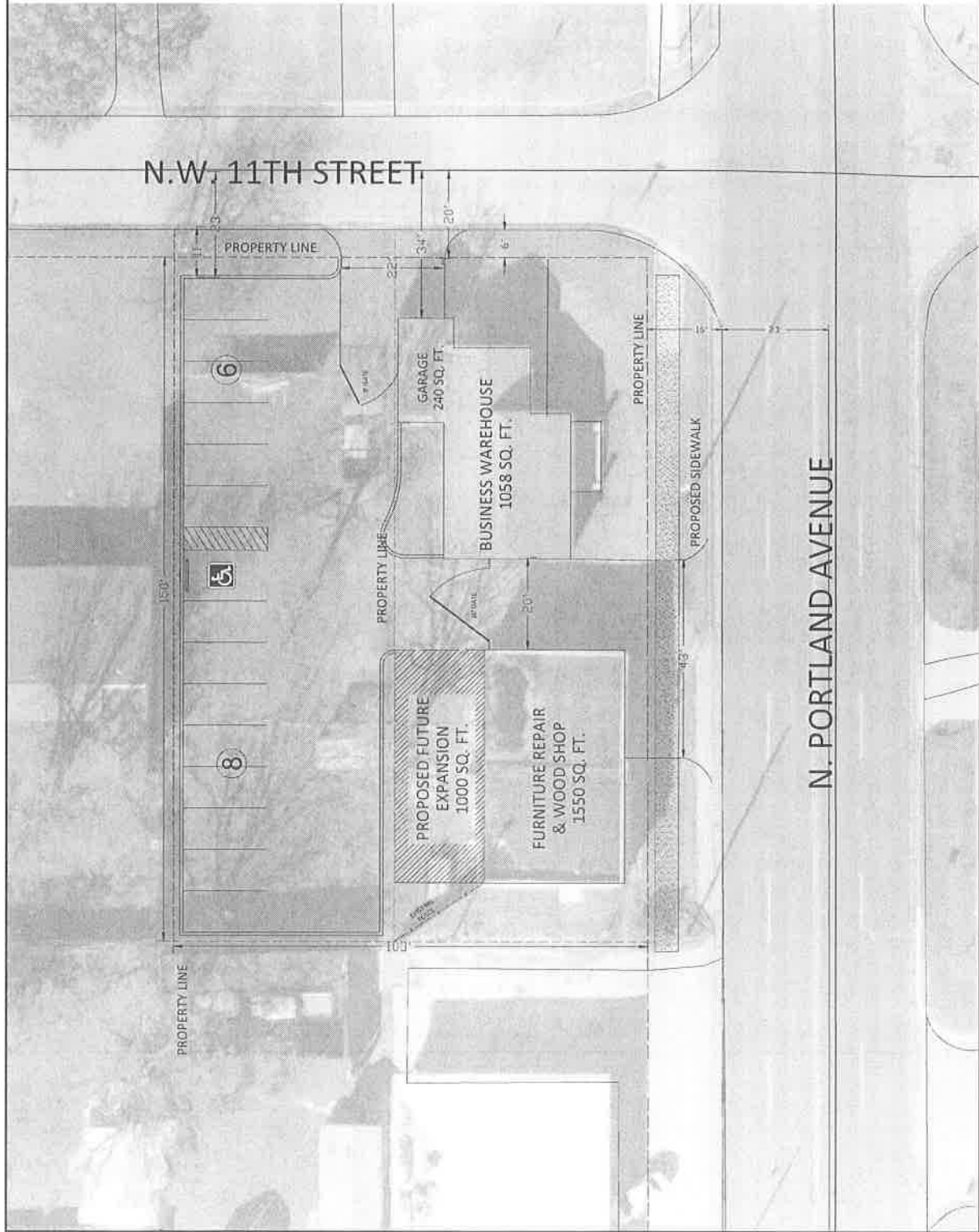
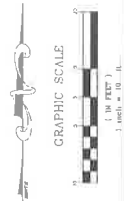
**3706 N.W. 11<sup>th</sup> St., Oklahoma City, OK 73107**

Lots Three (3) and Four (4) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma



SITE LEGEND

- 6" P.C. CONCRETE PAVEMENT
- 6" CONCRETE CURB & GUTTER



N. PORTLAND AVENUE

N.W. 11TH STREET

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(number)**

**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY:**

Smith, Roberts, Baldischwiler, LLC.  
*Marc Long, P.E.*  
*100 N.E. 5<sup>th</sup> Street*  
Oklahoma City, OK 73104  
(405) 840-7094  
*Marc.long@srbok.com*

## **SPUD-(number) 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 Community Commercial 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:

8300.1- Administrative and Professional Uses

8300.23- Building Maintenance Services

8300.24- Business Support Services

8350.3- Custom Manufacturing

8300.61- Repair Services: Consumer

8250.2- Community Recreation- General

8250.3- Community Recreation- Property Owners Association

8250.4- Community Recreation-Restricted

8300.32- Convenience Sales and Personal Services

8250.5- Cultural Exhibits

8200.2- Dwelling Units and Mixed Uses

8150.6.3- Greenhouse

8150.6.5- Hoop House

8250.11- Library Services and Community Centers

8300.63- Retail Sales and Services: General

**2. Maximum Building Height:**

The base zoning district (C3) will regulate the maximum height of buildings in this SPUD.

**3. Maximum Building Size:**

The base zoning district (C3) will regulate the maximum size of buildings in this SPUD.

**4. Maximum Number of Buildings:**

The base zoning district (C3) will regulate the maximum number of buildings in this SPUD.

**5. Building Setback Lines**

Front Yard: 0 ft.

Rear Yard: 0 ft.

Side Yard: 10 ft. (North)

Side Yard: 0 ft. (South)

**6. Sight-proof Screening:**

Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2020, as amended. Sight-proof screening is presently on the west side of the property that is abutting a residential use, as well as the south side of the property.

**7. Landscaping:**

The subject parcel 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 XII, Section 59-11250 of the Oklahoma City Municipal Code.

**8. Signs:**

**8.1 Free standing accessory signs**

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

**8.2 Attached signs**

Attached signs will be in accordance with the base-zoning district.

**8.3 Non-Accessory Signs**

Non-Accessory signs are strictly prohibited in this SPUD.

**8.4 Electronic Message Display signs**

EMD Signs are prohibited in this SPUD

**9. Access:**

Access shall be provided by one drive on N. Portland Avenue and one drive on N.W. 11<sup>th</sup> Street.

**10. Sidewalks**

The City will build a sidewalk on the east side of the property from NW 11<sup>th</sup> Street southward. This sidewalk is identified as part of the MAPS 4 program.

**II. Other Development Regulations:**

**1. Architecture:**

N/A

**2. Street Improvements:**

N/A

**3. Site Lighting:**

The site lighting in this SPUD shall be in accordance with the Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code.

**4. Dumpsters:**

Dumpsters shall be permitted but must be consolidated and located within an area screened by a fence or masonry wall. The wall must be of sufficient height to screen the dumpster(s) from view and meet any other city ordinances at the time they are brought on site. Dumpsters shall have 50 feet minimum of separation from any residential use.

**5. Parking:**

This SPUD will provide a minimum of 15 parking spaces, inclusive of the required ADA spaces. The design and size of parking spots in this SPUD will be in accordance with Chapter 59 Article X of the Oklahoma City municipal code. The parking spaces will be added after application for a building permit.

**6. Drainage:**

All drainage design for this development shall be in accordance with the applicable requirements of Chapter 16 of the Oklahoma City Municipal Code that are in effect at the time the plans are submitted for review.

**7. Other:**

N/A

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

**EXHIBIT A**

**LEGAL DESCRIPTION**

**1135 N. Portland Ave., Oklahoma City, OK 73107**

Lots One (1) and Two (2) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma.

**3706 N.W. 11<sup>th</sup> St., Oklahoma City, OK 73107**

Lots Three (3) and Four (4) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number R065904550 and R065914600 and is a 300-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 300 ft Radius Report

filed in the office of the County Assessor  
on the 26<sup>th</sup> day of May, 2022

Given under my hand and official seal this  
26<sup>th</sup> day of May, 2022

County Assessor

D. Hamby

Deputy

Oklahoma County Assessor's  
300ft Radius Report  
5/26/2022

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R065917850	BARRIOS ADRIAN	SANTIZO ZOILA	3712 W PARK PL		OKLAHOMA CITY	OK	73107-5118	MEADOWBROOK ADDITION	012	000	MEADOWBROOK ADDITION 012 000 LOTS 9 & 10	3716 W PARK PL OKLAHOMA CITY
R065917800	BARRIOS ADRIAN & ZOILA SANTIZO		3712 W PARK PL		OKLAHOMA CITY	OK	73107-5118	MEADOWBROOK ADDITION	012	000	MEADOWBROOK ADDITION 012 000 LOTS 7 & 8	3712 W PARK PL OKLAHOMA CITY
R065918000	WILLIAM L SMITH FAMILY	LIMITED PARTNERSHIP	2648 N YUKON PKWY		YUKON	OK	73099	MEADOWBROOK ADDITION	012	000	MEADOWBROOK ADDITION 012 000 LOTS 11 THRU 18	3728 W PARK PL OKLAHOMA CITY
R065917750	FIESTA MOTORS LLC		1101 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1515	MEADOWBROOK ADDITION	012	000	MEADOWBROOK ADDITION 012 000 LOTS 3 THRU 6	3704 W PARK PL OKLAHOMA CITY
R065917700	FIESTA MOTORS LLC		1101 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1515	MEADOWBROOK ADDITION	012	000	MEADOWBROOK ADDITION 012 000 LOTS 1 & 2 EX E10FT OF LOT 1	1115 N PORTLAND AVE OKLAHOMA CITY
R065989000	IBARRA CARRANZA ALMA		3628 W PARK PL		OKLAHOMA CITY	OK	73107-4452	NANCES SUB GOFFS ADD	002	003	NANCES SUB GOFFS ADD 002 003	3628 W PARK PL OKLAHOMA CITY
R065989010	WALL ARTIE L & JANET K		1155 KINGSWAY AVE		YUKON	OK	73099	NANCES SUB GOFFS ADD	002	004	NANCES SUB GOFFS ADD 002 004	UNKNOWN
R065989590	CRADDOCK JESSE L & SHIRLEY D		3636 W PARK PL		OKLAHOMA CITY	OK	73107-4452	NANCES SUB GOFFS ADD	002	005	NANCES SUB GOFFS ADD 002 005	3636 W PARK PL OKLAHOMA CITY
R065989600	AL WALL INC		4624 NW 156TH ST		EDMOND	OK	73013	NANCES SUB GOFFS ADD	002	006	NANCES SUB GOFFS ADD 002 006 EX W17FT	1110 N PORTLAND AVE OKLAHOMA CITY
R065989610	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	NANCES SUB GOFFS ADD	002	006	NANCES SUB GOFFS ADD 002 006 W17FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
R065914950	TRUJILLO PORFIRIO DIAZ		3733 W PARK PL		OKLAHOMA CITY	OK	73107-5117	MEADOWBROOK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 27 & 28	3733 W PARK PL OKLAHOMA CITY
R065986600	METRO OKC LLC		6300 CHATHAM RD		OKLAHOMA CITY	OK	73132	NANCES SUB GOFFS ADD	001	011	NANCES SUB GOFFS ADD 001 011	3625 W PARK PL OKLAHOMA CITY
R065986000	RIVERA JOSE A & ERNESTINA		3633 W PARK PL		OKLAHOMA CITY	OK	73107-4451	NANCES SUB GOFFS ADD	001	010	NANCES SUB GOFFS ADD 001 010	3629 W PARK PL OKLAHOMA CITY
R065915300	WOOD FAMILY PROPERTIES INC		1133 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1543	MEADOWBROOK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 42 & 43 EX E10FT LOT 43	1133 N PORTLAND AVE OKLAHOMA CITY
R065985400	RIVERA JOSE A		3633 W PARK PL		OKLAHOMA CITY	OK	73107-4451	NANCES SUB GOFFS ADD	001	009	NANCES SUB GOFFS ADD 001 009	3633 W PARK PL OKLAHOMA CITY
R065915250	WOOD FAMILY PROPERTIES INC		1133 N PORTLAND AVE		OKLAHOMA CITY	OK	73107-1543	MEADOWBROOK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 40 & 41	3705 W PARK PL OKLAHOMA CITY
R065984800	RIVERA JOSE A & ERNESTINA		3633 W PARK PL		OKLAHOMA CITY	OK	73107-4451	NANCES SUB GOFFS ADD	001	008	NANCES SUB GOFFS ADD 001 008	3637 W PARK PL OKLAHOMA CITY
R065984200	NICOLOSI MELVIN S	NICOLOSI MARY E	2604 DEL RIO DR		YUKON	OK	73099-6945	NANCES SUB GOFFS ADD	001	007	NANCES SUB GOFFS ADD 001 007	1130 N PORTLAND AVE OKLAHOMA CITY
R065915200	BARRIOS ELMER R		1421 N NICKLAS AVE		OKLAHOMA CITY	OK	73127-4039	MEADOWBROOK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 38 & 39	3705 W PARK PL OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
5/26/2022

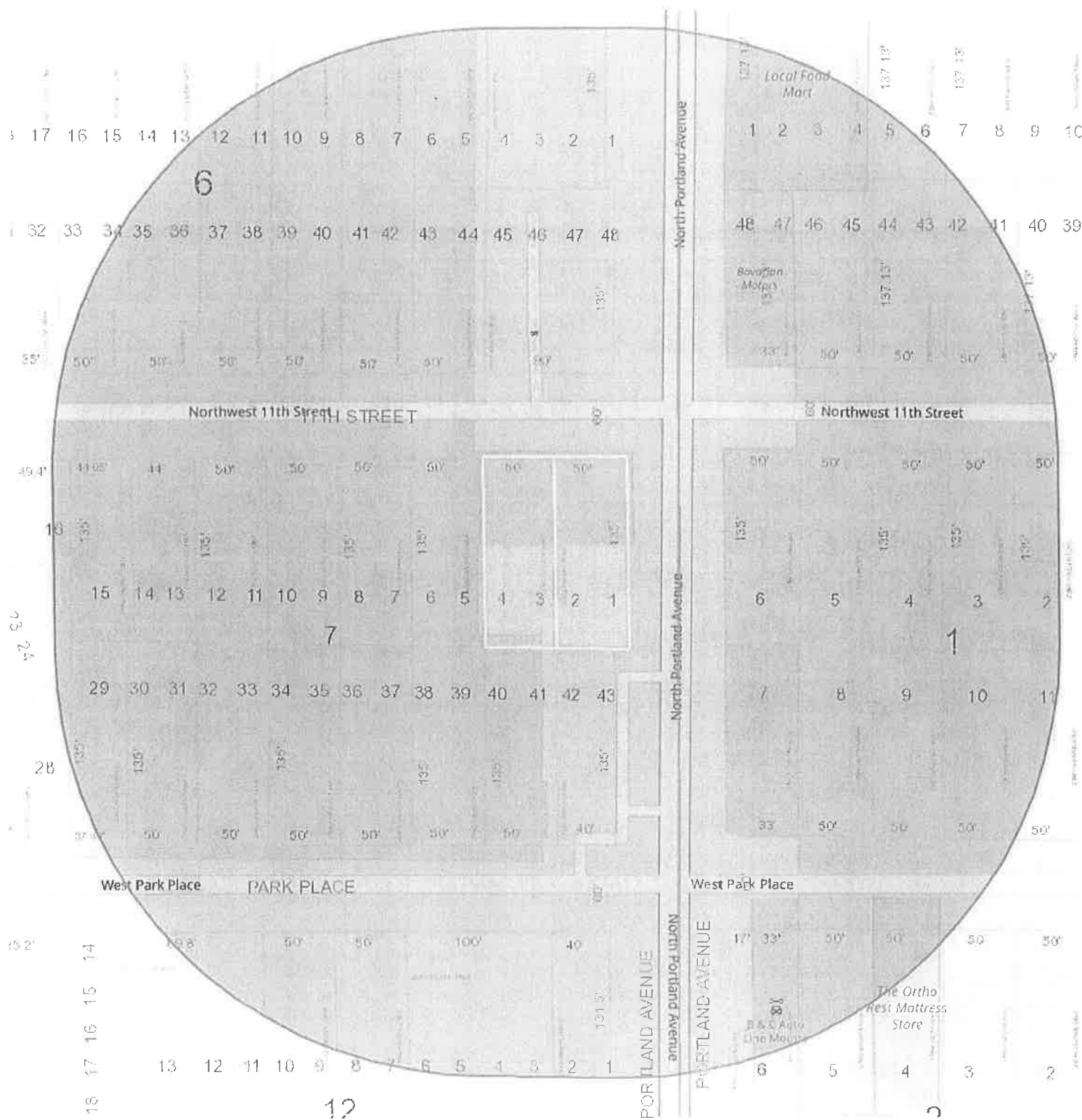
R065915125	LOPEZ OLIVERIO	SANTIZO ELISDA	2926 NW 13TH ST		OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 36 & 37	3715 W PARK PL OKLAHOMA CITY
R065915110	BARRIOS AURELIO A	LOPEZ BLANCA L	4444 NW 11TH ST		OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 34 & 35	3717 W PARK PL OKLAHOMA CITY
R065915100	PATTON BRADLEY & LASAUNDRA		2813 SE 56TH ST		OKLAHOMA CITY	OK	73129	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 32 & 33	3721 W PARK PL OKLAHOMA CITY
R065915050	DAVIDSON CARY L		3725 W PARK PL		OKLAHOMA CITY	OK	73107-5117	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 30 & 31	3725 W PARK PL OKLAHOMA CITY
R065914925	MELTON JACK W & NANCY J		1122 N QUAPAH AVE		OKLAHOMA CITY	OK	73107-5126	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 5 1/2 OF LOT 24 & ALL OF LOTS 25 & 26	1122 N QUAPAH AVE OKLAHOMA CITY
R065915000	DAVIDSON VICKIE	RITZMAN SHERRY RUIZ DIANE TH	3729 W PARK PL		OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	007	029	MEADOWBROOK ADDITION 007 029	3729 W PARK PL OKLAHOMA CITY
R065914900	SANTIZO MILTO EVI RODAS	ROSARIO BARRIOS	1126 N QUAPAH AVE		OKLAHOMA CITY	OK	73107-5126	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 22, 23 & N 1/2 OF LOT 24	1126 N QUAPAH AVE OKLAHOMA CITY
R065914855	RODAS MARQUEO		1151 N YOUNGS BLVD		OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 16, 20 & 21 EX THE FRONT 130FT OF LOTS 20 & 21	3730 NW 11TH ST OKLAHOMA CITY
R065914825	WALTHER MARK F		2408 1/2 S WOODWARD AVE		OKLAHOMA CITY	OK	73108-5229	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 W8FT OF LOT 14 & ALL LOT 15	3728 NW 11TH ST OKLAHOMA CITY
R065914815	PARRA GERARDO & CRISTINA		3807 NW 11TH ST		OKLAHOMA CITY	OK	73107-5103	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOT 13 & E19FT OF LOT 14	3724 NW 11TH ST OKLAHOMA CITY
R065914800	SHARP JUNE		3720 NW 11TH ST		OKLAHOMA CITY	OK	73107-5102	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 11 & 12	3720 NW 11TH ST OKLAHOMA CITY
R065914750	BAF 1 LLC		5001 PLAZA ON THE LAKE - Unit 200		AUSTIN	TX	78746	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 9 & 10	3718 NW 11TH ST OKLAHOMA CITY
R065914700	LE PETER		2201 N MERIDIAN AVE		OKLAHOMA CITY	OK	73107-2629	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 7 & 8	3712 NW 11TH ST OKLAHOMA CITY
R065914650	CALDERON DAIDA		1427 N PURDUE AVE		OKLAHOMA CITY	OK	73127	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 5 & 6	3710 NW 11TH ST OKLAHOMA CITY
R065914600	THOMAS RICHARD R & PAMELA J		6612 CANDELMWOOD DR		OKLAHOMA CITY	OK	73132-2022	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 3 & 4	3706 NW 11TH ST OKLAHOMA CITY
R065914550	THOMAS RICHARD R & PAMELA J		6612 CANDELMWOOD DR		OKLAHOMA CITY	OK	73132-2022	MEADOWBRO OK ADDITION	007	000	MEADOWBROOK ADDITION 007 000 LOTS 1 & 2	1135 N PORTLAND AVE OKLAHOMA CITY
R065981200	NIMITZ PROPERTIES 9 LLC		1530 SW 89TH STE A 1		OKLAHOMA CITY	OK	73159	NANCES SUB GOFFS ADD	001	002	NANCES SUB GOFFS ADD 001 002	3624 NW 11TH ST OKLAHOMA CITY
R065981800	COVENANT PROMISES 1 LLC		3102 CLASSEN BLVD BOX 336		OKLAHOMA CITY	OK	73118	NANCES SUB GOFFS ADD	001	003	NANCES SUB GOFFS ADD 001 003	3628 NW 11TH ST OKLAHOMA CITY

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R065982400	OCHOA LEISVI LEONIDES BARRIOS	3632 NW 11TH ST	OKLAHOMA CITY	OK	73107-4408	NANCES SUB GOFFS ADD	001	004	NANCES SUB GOFFS ADD 001 004	3632 NW 11TH ST OKLAHOMA CITY
R065983000	LANELL PROPERTIES LLC	20711 N COUNCIL RD	EDMOND	OK	73012	NANCES SUB GOFFS ADD	001	005	NANCES SUB GOFFS ADD 001 005	3636 NW 11TH ST OKLAHOMA CITY
R065983600	CALDERON ELVIA	3640 NW 11TH ST	OKLAHOMA CITY	OK	73107	NANCES SUB GOFFS ADD	001	006	NANCES SUB GOFFS ADD 001 006	3640 NW 11TH ST OKLAHOMA CITY
R065914500	SCOTT CO REAL ESTATE LLC	1130 N PORTLAND AVE	OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 45 THRU 48	1205 N PORTLAND AVE OKLAHOMA CITY
R065914400	SCOTT CO REAL ESTATE LLC	1205 N PORTLAND AVE	OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 43 & 44	3709 NW 11TH ST OKLAHOMA CITY
R065914350	BURR TERRY L & SHARON G	2912 N GERALDINE AVE	OKLAHOMA CITY	OK	73107-1214	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 41 & 42	3715 NW 11TH ST OKLAHOMA CITY
R065914300	METRO OKC LLC	6300 CHATHAM RD	OKLAHOMA CITY	OK	73132	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 39 & 40	3717 NW 11TH ST OKLAHOMA CITY
R065914250	YOUNG MARILYN KAYE	3721 NW 11TH ST	OKLAHOMA CITY	OK	73107-5101	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 37 & 38	3721 NW 11TH ST OKLAHOMA CITY
R065914200	SHEARER BROOKE STEWART	3725 NW 11TH ST	OKLAHOMA CITY	OK	73107-5101	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 35 & 36	3725 NW 11TH ST OKLAHOMA CITY
R065914110	CAMACHO ARMANDO & MARIA DE LOURDES	3731 NW 11TH ST	OKLAHOMA CITY	OK	73107-5101	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 33 & 34	3731 NW 11TH ST OKLAHOMA CITY
R065909400	KATEBI SEYED MOHAMMAD HOSSEIN	5577 CARTAGO DR	LANSING	MI	48911	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOT 47 & EBFT LOT 48	1204 N PORTLAND AVE OKLAHOMA CITY
R065909200	VAZQUEZ JAIME R	5133 NW 19TH TER	OKLAHOMA CITY	OK	73127-2306	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 45 & 46	3641 NW 11TH ST OKLAHOMA CITY
R065909000	DELEON UBER	3637 NW 11TH ST	OKLAHOMA CITY	OK	73107	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 43 & 44	3637 NW 11TH ST OKLAHOMA CITY
R065908800	GAITAN NOELIA GROSSBERG	3633 NW 11TH ST	OKLAHOMA CITY	OK	73107-4407	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 41 & 42	3633 NW 11TH ST OKLAHOMA CITY
R065908600	LAWRENCE C	3629 NW 11TH ST	OKLAHOMA CITY	OK	73107	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 39 & 40	3629 NW 11TH ST OKLAHOMA CITY
R065913750	GUERRA JUANA SALOMON	3724 NW LIBERTY ST	OKLAHOMA CITY	OK	73107-5110	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 13 & 14	3724 NW LIBERTY ST OKLAHOMA CITY
R065913700	OHSE RUSSELL L	3720 NW LIBERTY ST	OKLAHOMA CITY	OK	73107-5110	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 11 & 12	3720 NW LIBERTY ST OKLAHOMA CITY
R065913650	BROWNING BRIAN DEAN	7304 NW 19TH ST	BETHANY	OK	73008	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 9 & 10	3715 NW LIBERTY ST OKLAHOMA CITY
R065913600	RODRIGUEZ EDUARDO & SOFIA	807 NORTHBROOK AVE	EDMOND	OK	73034-4802	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 7 & 8	3712 NW LIBERTY ST OKLAHOMA CITY

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R065913550	CIFUENTES SUSANO	CIFUENTES LILIAM	1304 N BILLEN AVE		OKLAHOMA CITY	OK	73107	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 LOTS 5 & 6	3708 NW LIBERTY ST OKLAHOMA CITY
R065913450	CEDARS ASSOCIATION LLC		8233 NW 98TH ST 3632 NW LIBERTY ST		OKLAHOMA CITY	OK	73162-5001	MEADOWBRO OK ADDITION	006	000	MEADOWBROOK ADDITION 006 000 W8FT LOT 1 & ALL LOTS 2 3 & 4	1209 N PORTLAND AVE OKLAHOMA CITY
R065905400	LOUIS SARA				OKLAHOMA CITY	OK	73107-4440	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 7 & 8	3632 NW LIBERTY ST OKLAHOMA CITY
R065905200	MAZARIEGOS JOHEL CIFUENTES	CIFUENTES MARIELA	4207 NW 14TH ST		OKLAHOMA CITY	OK	73107	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 5 & 6	3636 W LIBERTY OKLAHOMA CITY
R065905000	NGUYEN BOB DA	NGUYEN PAT & HANH	1218 N PORTLAND AVE		OKLAHOMA CITY	OK	73107	DUMAS SUB GOFFS ADD	002	000	DUMAS SUB GOFFS ADD 002 000 LOTS 1 THRU 4 SUBJ TO EASEMENTS OF RECORD	1218 N PORTLAND AVE OKLAHOMA CITY





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### Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search					
Real Property Display - Screen Produced 5/26/2022 9:49:26 AM									
Account: R065914600		Type: Residential	Location:	3706 NW 11TH ST					
Building Name/Occupant:			<a href="#">Map Parcel</a>	OKLAHOMA CITY					
Owner Name 1:		THOMAS RICHARD R & PAMELA J	1/4 section #:	2902					
Owner Name 2:			Parent Acct:						
Owner Name 3:			Tax District:	TXD 200					
Billing Address:		6612 CANDLEWOOD DR	School System:	Oklahoma City #89					
City, State, Zip		OKLAHOMA CITY, OK 73132-2022	Land Size:	0.16 Acres					
Country: (If noted)			Lot Dimensions:	Width 50 Depth 135					
<a href="#">Personal Property</a>		Land Value: 11,138	<a href="#">Treasurer:</a>	<a href="#">Click to View Taxes</a>					
Sect 26-T12N-R4W Qtr SE		MEADOWBROOK ADDITION Block 007 Lot 000	<a href="#">Subdivision Sales</a>						
Full Legal Description: MEADOWBROOK ADDITION 007 000 LOTS 3 & 4									
<a href="#">Photo &amp; Sketch (if available)</a>		<a href="#">Comp Sales Address/Date/Price (ordered by relevancy)</a> <a href="#">Report Coming Soon</a>							
 No Photo Available		 No Sketch Available No comparable sales returned.							
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information <a href="#">HERE</a> )									
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings	
2022	11,138	11,138	1,225	0	1,225	117.70	144.20	0.00	
2021	11,138	11,138	1,225	0	1,225	117.70	144.20	0.00	
2020	11,745	11,745	1,291	0	1,291	119.08	153.85	0.00	
2019	11,745	11,745	1,291	0	1,291	119.00	153.74	0.00	
2018	11,745	11,745	1,292	0	1,292	113.44	146.56	0.00	
<a href="#">-</a> <a href="#">--</a> <a href="#">&gt;</a> <a href="#">&gt; </a> [1/5]									
Property Account Status/Adjustments/Exemptions									
Account #	Grant Year	Exemption Description					Amount		
R065914600	1999	5% Capped Account					0		
Property Deed Transaction History (Recorded in the <a href="#">County Clerk's Office</a> )									
Date	Type	Book	Page	Price	Grantor	Grantee			
3/14/1995	>	Historical	6719	1894	8,000	HIX RICHARD PARKER	THOMAS RICHARD R & PAMELA J		
7/3/1990	>	Historical	6063	542	0	HIX IRA J & MYRTLE	HIX RICHARD PARKER		
11/11/1911	>	Historical	0006	0000	0		HIX IRA J & MYRTLE		
Last Mailed Notice of Value (N.O.V.) Information/History									
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed			
2016	03/28/2016	21,500	21,500	2,364	0	2,364			
2015	03/16/2015	21,910	21,019	2,311	0	2,311			
Property Building Permit History									
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status			
3/29/2016	10483318	OKLAHOMA CITY		Demolish	0	Inactive			
1/26/2007	10337559	OKLAHOMA CITY		Demolish	0	Inactive			
Click button on building number to access detailed information:									

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
No building records returned.					





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## Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search					
Real Property Display - Screen Produced 5/26/2022 9:48:51 AM									
Account: R065914550	Type: Comm Res		Location:	1135 N PORTLAND AVE					
Building Name/Occupant:	RICHARD THOMAS MASTER REFINISHER	<input type="button" value="Map Parcel"/>		OKLAHOMA CITY					
Owner Name 1:	THOMAS RICHARD R & PAMELA J	1/4 section #:	2902						
Owner Name 2:		Parent Acct:							
Owner Name 3:		Tax District:	<input type="button" value="TXD 200"/>						
Billing Address:	6612 CANDLEWOOD DR	School System:	Oklahoma City #89						
City, State, Zip	OKLAHOMA CITY, OK 73132-2022	Land Size:	6,750.00 Square Feet						
Country: (If noted)		Lot Dimensions:	Width Depth						
<input type="button" value="Personal Property"/>	Land Value: 15,338	<input type="button" value="Treasurer:"/>	<input type="button" value="Click to View Taxes"/>						
Sect 26-T12N-R4W Qtr SE	MEADOWBROOK ADDITION Block 007 Lot 000	<input type="button" value="Subdivision Sales"/>							
Full Legal Description: MEADOWBROOK ADDITION 007 000 LOTS 1 & 2									
<input type="button" value="Photo &amp; Sketch (if available)"/>		<input type="button" value="Comp Sales Address/Date/Price (ordered by relevancy)"/> <input type="button" value="Report Coming Soon"/>							
		No comparable sales returned.							
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information <a href="#">HERE</a> )									
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings	
2022	132,014	84,234	9,265	0	9,265	117.70	1,090.58	618.61	
2021	88,283	80,223	8,824	0	8,824	117.70	1,038.65	104.35	
2020	88,575	76,403	8,404	0	8,404	119.08	1,000.79	159.44	
2019	85,069	72,765	8,004	0	8,004	119.00	952.49	161.06	
2018	89,515	69,300	7,623	0	7,623	113.44	864.75	252.25	
--	--	>	>	[1/5]					
Property Account Status/Adjustments/Exemptions									
Account #	Grant Year	Exemption Description					Amount		
R065914550	1999	5% Capped Account					0		
Property Deed Transaction History (Recorded in the County Clerk's Office)									
Date	Type	Book	Page	Price	Grantor	Grantee			
7/18/1994	>	Historical	6629	2089	0	HARRIS JOHN A & CONNIE L	THOMAS RICHARD R & PAMELA J		
12/30/1991	>	Historical	6242	647	0	HARRIS JOHN ARTHUR ETAL	HARRIS JOHN A & CONNIE L		
1/3/1991	>	Historical	6128	1439	0	HARRIS MARGARET M	HARRIS JOHN ARTHUR ETAL		
3/1/1979	>	Historical	4549	1326	0		HARRIS MARGARET M		
Last Mailed Notice of Value (N.O.V.) Information/History									
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed			
2022	03/09/2022	132,014	84,234	9,265	0	9,265			
2021	03/22/2021	88,283	80,223	8,824	0	8,824			
2020	04/24/2020	88,575	76,403	8,404	0	8,404			
2019	04/12/2019	85,069	72,765	8,005	0	8,005			
2018	05/15/2018	89,515	69,300	7,623	0	7,623			

Last Mailed Notice of Value (N.O.V.) Information/History								
Year	Date		Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed	
--	-	>	>	[1/3]				
Property Building Permit History								
Issued	Permit #		Provided by	Bldg #	Description	Est Construction Cost	Status	
No Building Permit records returned.								
Click button on building number to access detailed information:								
	Bldg #	Vacant/Improved Land		Bldg Description		Year Built	SqFt	# Stories
	1	Improved		Indust Lght Manufacturing		1937	1,440	1 Stories
	2	Improved		Ranch 1 Story		1938	1,075	1 Stories

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(number)**

**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY:**

Smith, Roberts, Baldischwiler, LLC.  
*Marc Long, P.E.*  
*100 N.E. 5<sup>th</sup> Street*  
Oklahoma City, OK 73104  
(405) 840-7094  
*Marc.long@srbok.com*

## **SPUD-(number) 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 Community Commercial 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:

8300.1- Administrative and Professional Uses

8300.23- Building Maintenance Services

8300.24- Business Support Services

8350.3- Custom Manufacturing

8300.61- Repair Services: Consumer

8250.2- Community Recreation- General

8250.3- Community Recreation- Property Owners Association

8250.4- Community Recreation-Restricted

8300.32- Convenience Sales and Personal Services

8250.5- Cultural Exhibits

8200.2- Dwelling Units and Mixed Uses

8150.6.3- Greenhouse

8150.6.5- Hoop House

8250.11- Library Services and Community Centers

8300.63- Retail Sales and Services: General

**2. Maximum Building Height:**

The base zoning district (C3) will regulate the maximum height of buildings in this SPUD.

**3. Maximum Building Size:**

The base zoning district (C3) will regulate the maximum size of buildings in this SPUD.

**4. Maximum Number of Buildings:**

The base zoning district (C3) will regulate the maximum number of buildings in this SPUD.

**5. Building Setback Lines**

Front Yard: 0 ft.

Rear Yard: 0 ft.

Side Yard: 10 ft. (North)

Side Yard: 0 ft. (South)

**6. Sight-proof Screening:**

Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2020, as amended. Sight-proof screening is presently on the west side of the property that is abutting a residential use, as well as the south side of the property.

**7. Landscaping:**

The subject parcel 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 XII, Section 59-11250 of the Oklahoma City Municipal Code.

**8. Signs:**

**8.1 Free standing accessory signs**

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

**8.2 Attached signs**

Attached signs will be in accordance with the base-zoning district.

**8.3 Non-Accessory Signs**

Non-Accessory signs are strictly prohibited in this SPUD.

**8.4 Electronic Message Display signs**

EMD Signs are prohibited in this SPUD

**9. Access:**

Access shall be provided by one drive on N. Portland Avenue and one drive on N.W. 11<sup>th</sup> Street.

**10. Sidewalks**

The City will build a sidewalk on the east side of the property from NW 11<sup>th</sup> Street southward. This sidewalk is identified as part of the MAPS 4 program.

**II. Other Development Regulations:**

**1. Architecture:**

N/A

**2. Street Improvements:**

N/A

**3. Site Lighting:**

The site lighting in this SPUD shall be in accordance with the Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code.

**4. Dumpsters:**

Dumpsters shall be permitted but must be consolidated and located within an area screened by a fence or masonry wall. The wall must be of sufficient height to screen the dumpster(s) from view and meet any other city ordinances at the time they are brought on site.

Dumpsters shall have 50 feet minimum of separation from any residential use.

**5. Parking:**

This SPUD will provide a minimum of 15 parking spaces, inclusive of the required ADA spaces. The design and size of parking spots in this SPUD will be in accordance with

Chapter 59 Article X of the Oklahoma City municipal code. The parking spaces will be added after application for a building permit.

**6. Drainage:**

All drainage design for this development shall be in accordance with the applicable requirements of Chapter 16 of the Oklahoma City Municipal Code that are in effect at the time the plans are submitted for review.

**7. Other:**

The property is presently operating as a legal nonconforming use. This SPUD design statement and application is intended to bring the property into conformance with the current zoning ordinances.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

**EXHIBIT A**

**LEGAL DESCRIPTION**

**1135 N. Portland Ave., Oklahoma City, OK 73107**

Lots One (1) and Two (2) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma.

**3706 N.W. 11<sup>th</sup> St., Oklahoma City, OK 73107**

Lots Three (3) and Four (4) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma