



PC Info & Inv sent

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 REZONING

Redistricting

Metroplex Construction Expansion

Project Name

2312 South Pennsylvania, Oklahoma City, OK 73108

Address / Location of Property to be Rezoned

Expansion of existing business

Purpose Statement / Proposed Development

C-3 Commercial

Proposed Zoning District

Staff Use Only

Case No.: PC

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

10633

21-J-22

6

Airpark NA

OKC

R2

SBL

empty / vacant

Present Use of Property

7,000 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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Joe Haynes

Applicant's Name (please print)

PO Box 82458

Applicant's Mailing Address

Okc, OK 73148

City, State, Zip Code

405-631-3787

Phone

amy@metroplexokc.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.

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 20th day of July, 2022


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Cleveland, on the 20th day of July, 2022.

My Commission Expires:

6/14/24




Notary Public

Commission # 00009058

WARRANTY DEED

2022062301098018 B: 15194 P: 1276
06/23/2022 01:33:37 PM Pgs: 2
Fee: \$20.00 Doc Stamp: \$210.00
Danny Lambert, Deputy County Clerk
Oklahoma County - State of Oklahoma



KNOW ALL MEN BY THESE PRESENTS:

That **Leroy Cary, and Jennifer Cary, Husband and Wife**, as joint Tenants and not as Tenants in Common with Rights of Survivorship, 524 SW 45th Street, Moore, OK 73160, party of the first part, in consideration of the sum of Ten or more Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto **Metroplex Construction, Inc.**, of Post Office Box 82458 Oklahoma City, Oklahoma 73148, party of the second part, the following described real property situated in Oklahoma County, State of Oklahoma, to-wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

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

TO HAVE AND TO HOLD the above described premises unto the said party of the second part, so that neither the grantor, the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand this 28 day of April, 2022.

Return and Tax Statements to:

Metroplex Construction, Inc.
PO Box 82458
Oklahoma City, OK 73148

By: JC

Leroy Cary

Jennifer Cary
Jennifer Cary

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

On this 28 day of April, 2022, Leroy Cary & Jennifer Cary signed or attested before me.

110695-12/20/21
NOTARY PUBLIC

My Commission Expires: 05/23/25



CERTIFIED COPY

JUL 14 2022

By Dani Bouch Deputy

EXHIBIT "A"

2312 South Pennsylvania, Oklahoma City, OK, more particularly described as follows: All of Lots Eighteen (18) and Nineteen (19) in Block Twenty Eight (28) in INDUSTRIAL ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof and SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, and less and except any oil, gas or other minerals previously conveyed or reserved, and;

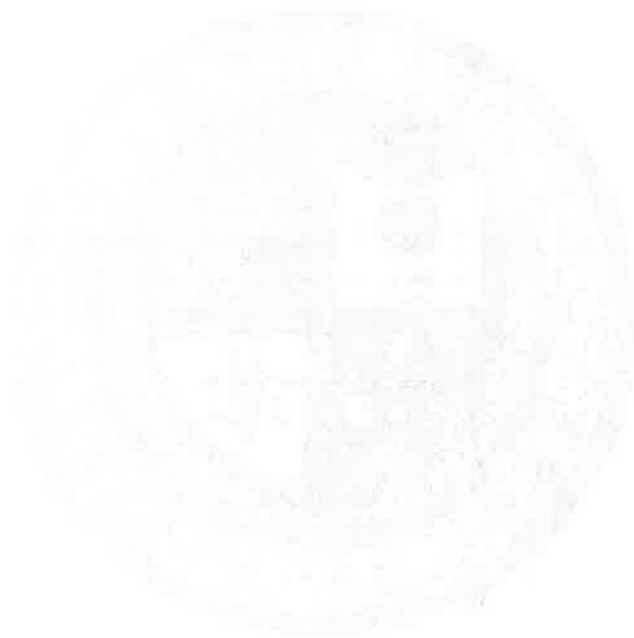
2320 South Pennsylvania, Oklahoma City, OK, more particularly described as follows: All of Lots Twenty (20), Twenty One (21), Twenty Two (22) and Twenty Three (23) in Block Twenty Eight (28) in INDUSTRIAL ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof and SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, and less and except any oil, gas or other minerals previously conveyed or reserved.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R107982515 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 OKLAHOMA }

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 300ft Radius Report

titled in the office of the County Assessor
on the 14th day of July, 2022

Given under my hand and official seal this
14th day of July, 2022

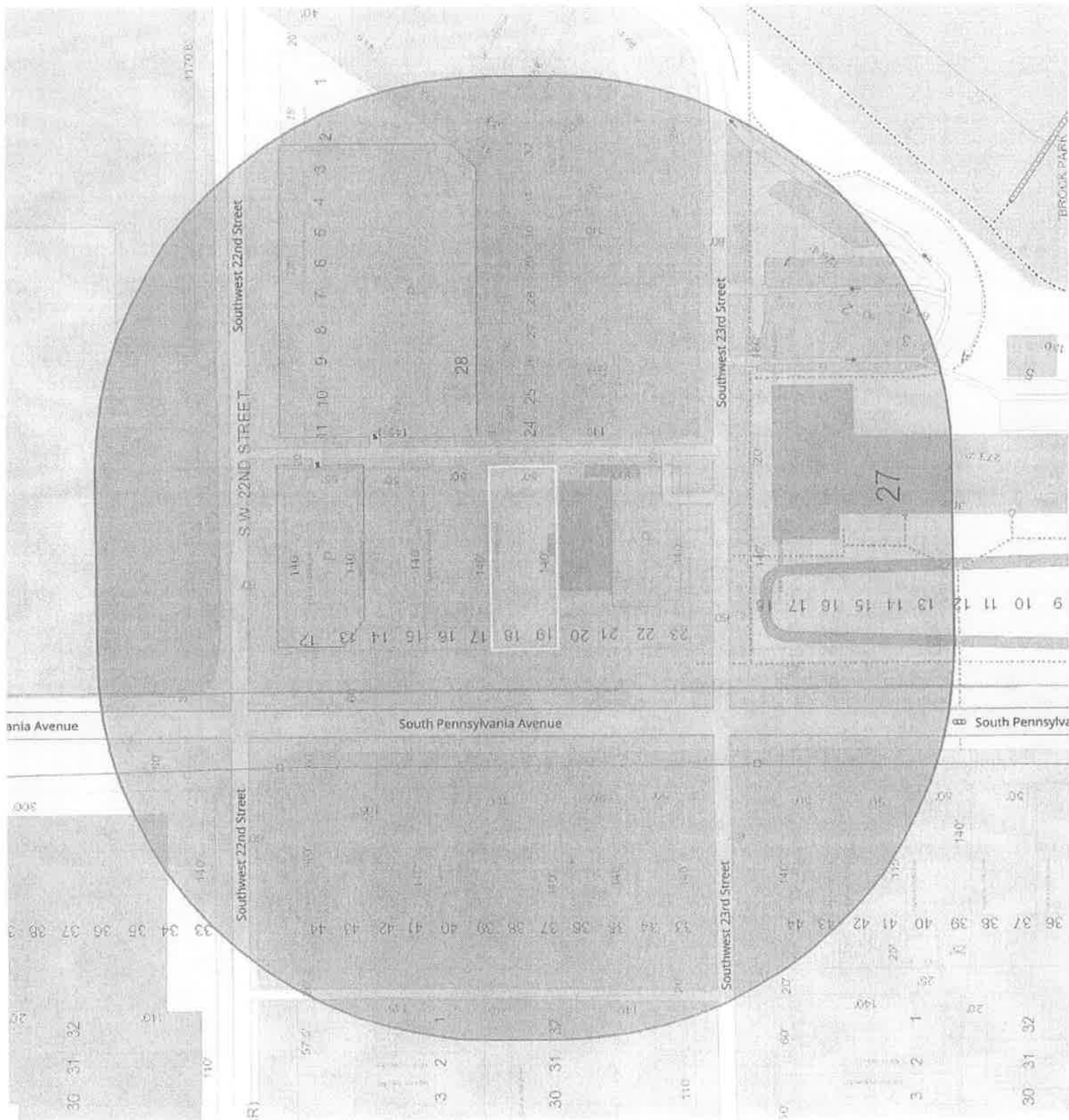
El Hanley County Assessor Deputy

Oklahoma County Assessor's
300ft Radius Report
7/14/2022

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R107983100	ZARATE ANA CARINA PEREZ	GARCIA LUIS ENRIQUE GASCA	2411 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73119	INDUSTRIAL ADDITION	034	000	INDUSTRIAL ADDITION 034 000 LOT 39 & E115FT LOT 40	2411 S PENNSYLVANIA AVE OKLAHOMA CITY
R107983115	ZARATE VANESSA DAVIS STACEY EUGENE	ZARATE ALFREDO	2326 SW 23RD ST 13700 ALCIA SPRINGS CT		OKLAHOMA CITY	OK	73108-6206	INDUSTRIAL ADDITION	034	000	INDUSTRIAL ADDITION 034 000 LOTS 41 & 42	2405 S PENNSYLVANIA AVE OKLAHOMA CITY
R107983118					OKLAHOMA CITY	OK	73165-8223	INDUSTRIAL ADDITION	034	000	43 & 44	2108 SW 23RD ST OKLAHOMA CITY
R107982465	BOARD OF EDUCATION		0		Unknown	NO	00000	INDUSTRIAL ADDITION	030	000	INDUSTRIAL ADDITION 030 000 BLKS 26 & 27 EXEMPT	2402 S PENNSYLVANIA AVE OKLAHOMA CITY
R107982465	BOARD OF EDUCATION		0		Unknown	NO	00000	INDUSTRIAL ADDITION	030	000	INDUSTRIAL ADDITION 030 000 BLKS 26 & 27 EXEMPT	2402 S PENNSYLVANIA AVE OKLAHOMA CITY
R107982975	AVILA THOMAS M & TERESA		2438 SW 24TH ST 2315 S		OKLAHOMA CITY	OK	73108-6014	INDUSTRIAL ADDITION	033	000	INDUSTRIAL ADDITION 033 000 LOTS 33 & 34	2101 SW 23RD ST OKLAHOMA CITY
R107982980	YOUNG BOBBY W		2315 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-7515	INDUSTRIAL ADDITION	033	000	INDUSTRIAL ADDITION 033 000 LOTS 35 & 36	0 UNKNOWN OKLAHOMA CITY
R107982520	METROPLEX CONSTRUCTION INC		PO BOX 82458		OKLAHOMA CITY	OK	73148	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 20 THRU 23	2320 S PENNSYLVANIA AVE OKLAHOMA CITY
R107982960	RIGGINS MILTON BRAD	WOOD DERRYL	5 SE 40TH ST		OKLAHOMA CITY	OK	73129-2819	INDUSTRIAL ADDITION	033	000	INDUSTRIAL ADDITION 033 000 LOTS 29 THRU 32	2117 SW 23RD ST OKLAHOMA CITY
R107982530	HERNANDEZ GEORGE A	MALDONADO KIMBERLY F	1619 SW 23RD ST		OKLAHOMA CITY	OK	73108-7624	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 24 & 25	1619 SW 23RD ST OKLAHOMA CITY
R107982535	ELKHATIB AIMAN LOZANO JOSE MARTIN		1615 SW 23RD ST		OKLAHOMA CITY	OK	73108	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 26 & 27	1615 SW 23RD ST OKLAHOMA CITY
R107982540	BUENROSTRO EZEQUIEL	FERRER MARIA ROSARIO	1613 SW 23RD ST		OKLAHOMA CITY	OK	73108	INDUSTRIAL ADDITION	028	028	INDUSTRIAL ADDITION 028 028 INDUSTRIAL ADDITION 028 000 LOT	1613 SW 23RD ST OKLAHOMA CITY
R107982545	MACIAS MARIA D PEREZ		725 SE 41ST ST 501 SE 44TH ST TRLR 62		OKLAHOMA CITY	OK	73129	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOT 29 & W5FT LOT 30	1611 SW 23RD ST OKLAHOMA CITY
R107982550	JORDAN KENNETH BOB	JORDAN ANN E	2126 N PORTLAND AVE		OKLAHOMA CITY	OK	73129	INDUSTRIAL ADDITION	028	030	INDUSTRIAL ADDITION 028 030 EX W5FT	1607 SW 23RD ST OKLAHOMA CITY
R107982555			5700 S PENNSYLVANIA AVE		NEWCASTLE	OK	73065-6211	INDUSTRIAL ADDITION	028	031	INDUSTRIAL ADDITION 028 031	1601 SW 23RD ST OKLAHOMA CITY
R107982558	SAENZ MAYRA METROPLEX CONSTRUCTION INC				OKLAHOMA CITY	OK	73119-7036	INDUSTRIAL ADDITION	028	032	INDUSTRIAL ADDITION 028 032	2325 S BROCK DR OKLAHOMA CITY
R107982515	SHORT DAVID E ETAL		PO BOX 82458		OKLAHOMA CITY	OK	73148	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 18 & 19	2312 S PENNSYLVANIA AVE OKLAHOMA CITY
R107982560	SHORT DAVID E ETAL	SHORT JONATHAN	1612 SW 70TH ST 2315 S		OKLAHOMA CITY	OK	73159-3404	INDUSTRIAL ADDITION	028	033	INDUSTRIAL ADDITION 028 033	2319 S BROCK DR OKLAHOMA CITY
R107982985	YOUNG BOBBY WAYNE		PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-7615	INDUSTRIAL ADDITION	033	000	INDUSTRIAL ADDITION 033 000 LOTS 37 THRU 40	2315 S PENNSYLVANIA AVE OKLAHOMA CITY
R107982505	MRC INC SHORT DAVID E ETAL		2308 S PENNSYLVANIA AVE		OKLAHOMA CITY	OK	73108-7616	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LO S 16 & 17	2308 S PENNSYLVANIA AVE OKLAHOMA CITY
R107972570	SHORT JONATHAN ETAL	SHORT JONATHAN	1612 SW 70TH ST		OKLAHOMA CITY	OK	73159-3404	INDUSTRIAL SUB	028	002	INDUSTRIAL SUB 028 002	2317 S BROCK DR OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
7/14/2022

R107982500	TRINITY INDUSTRIES INC		2525 N STEMMONS FWY		DALLAS	TX	75207-2401	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 14 & 15	0 UNKNOWN OKLAHOMA CITY
R107982890	MARTINEZ DANIEL & ROMELIA		2327 SW 21ST ST		OKLAHOMA CITY	OK	73108-6201	INDUSTRIAL ADDITION	033	000	INDUSTRIAL ADDITION 033 000 LOTS 1 & 2 EX W2.5FT OF LOT 2	2112 SW 22ND ST OKLAHOMA CITY
R107982995	BRAVO COMPANY LLC		436 NW 164TH ST		EDMOND	OK	73013	INDUSTRIAL ADDITION	033	000	INDUSTRIAL ADDITION 033 000 LOTS 41 THRU 44	2305 S PENNSYLVANIA AVE OKLAHOMA CITY
R107982475	TRINITY INDUSTRIES INC		2525 N STEMMONS FWY		DALLAS	TX	75207-2401	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 3 THRU 13	0 UNKNOWN OKLAHOMA CITY
R107982475	TRINITY INDUSTRIES INC		2525 N STEMMONS FWY		DALLAS	TX	75207-2401	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 3 THRU 13	0 UNKNOWN OKLAHOMA CITY
R107982470	TRINITY TANK CAR INC		2525 N STEMMONS FWY		DALLAS	TX	75207-2401	INDUSTRIAL ADDITION	028	000	INDUSTRIAL ADDITION 028 000 LOTS 1 & 2	1608 SW 22ND ST OKLAHOMA CITY
R107982800	O G & E		PO BOX 321		OKLAHOMA CITY	OK	73101	INDUSTRIAL ADDITION	032	000	INDUSTRIAL ADDITION 032 000 LOTS 1 THRU 4 PLUS 20FT VAC ALLEY ADJ ON S & LOTS 29 THRU 44 PLUS 20FT VAC ALLEY ADJ ON W PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
R131845400	TRINITY TANK CAR INC		2525 N STEMMONS FWY		DALLAS	TX	75207-2401	UNPLTD PT SEC 08 11N 3W	000	000	UNPLTD PT SEC 08 11N 3W 000 000 PT OF NW/4 SEC 8 11N 3W BEG 33FT E OF SW/C OF NW/4 TH N1289.07FT E204.4FT SELY & SLY TO A PT 580FT N OF S LINE OF NW/4 E456.51FT S154.2FT E296.2FT S426.14FT W1152.71FT TO	2100 S PENNSYLVANIA AVE OKLAHOMA CITY



Proposed Rezoning Area:

2312 South Pennsylvania, Oklahoma City, OK, more particularly described as follows: All of Lots Eighteen (18) and Nineteen (19) in Block Twenty Eight (28) in INDUSTRIAL ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof and SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, and less and except any oil, gas or other minerals previously conveyed or reserved.

July 21, 2022

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Mr. Curtis Liggins

RE: N County Line Rd. & Kilpatrick Turnpike: PUD Submittal

Dear Curtis:

On behalf of the property owner, Shavers Investments, LLC, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at southwest of N County Line Rd. & Kilpatrick Turnpike in northwest Oklahoma City. The subject site is currently zoned as PUD-1394 and encompasses Tracts 1, 2, 3, 4, 7 and 8. Tracts 1 and 2 have base zonings of C-3, "Community Commercial" District. Tract 3 has a base zoning of O-2, "General Office" District. Tract 4 has a base zoning of R-1, "Single-Family Residential" District. Tracts 7 and 8 have base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District, respectively. The proposed PUD, totaling +/- 52.3360 acres, will consist of a mixed-use developed that includes a variety of multi-family residential and commercial uses that will complement the surrounding developments.

Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Master Development Plan
- Filing Fee of \$2,700 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **September 8, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[4692 000 / PUD]

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