



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
VILLAGE PLACE TOWNHOMES

Project Name

SW 88TH AND KLEIN AVE

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

PROPOSE 2.75 ACRES FOR R-2 SPUD TOTAL OF 17 LOTS MULTI FAMILY 6.18 LOTS/PER ACRE

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD - 1441

File Date: 7/1/22

Ward No.: 5

Nbhd. Assoc.: S Hills NA

School District: Moore

Extg Zoning: C-3

Overlay: —

2.75

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):

LARSEN MANAGEMENT COMPANY

Name

105 TERRACE DRIVE

Mailing Address

PAULS VALLEY, OK 73075

City, State, Zip Code

Boatride4fun@gmail.com.

Phone

405-255-7306

Email

Signature of Applicant

AARON EVANS

Applicant's Name (please print)

PO Box 890309

Applicant's Mailing Address

OKLAHOMA CITY, OK 73189

City, State, Zip Code

405-627-5801

Phone

aaron@evansfinchomes.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.

To whom it may concern,

I Sharon Larson Seller of Property
Located at 929 S.W. 88th OK, OK 73139
Do here by give my permission to
Buyer Evans Lina Homes Authorization
Authorizing Buyer to apply for
Rezoneing of Property. Legal Sec. Corner
Additional 600 000 W 400 ft of BLK 25 NE corner of
S.W. 88th + Klein Ave. 929 S.W. 88th OK, OK 73139

Sincerely

Sharon Larson Esq
Larson Management Inc.
Date 6-4-22

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

BOOK **7513** PAGE **1446**

KNOW ALL MEN BY THESE PRESENTS:

That SOUTHWESTERN DEVELOPMENT COMPANY, AN OKLAHOMA GENERAL PARTNERSHIP

party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto LARSEN MANAGEMENT, INC.

party(IES) of the second part, the following described real property and premises situated in OKLAHOMA County, State of Oklahoma, to-wit:

THE WEST 400 FEET OF BLOCK TWENTY-FIVE (25) IN SAINT CROIX ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA CITY PLANNING COMMISSION RECORDED PLAT THEREOF.

Deed Approval #. 18296

FEB 02 1999

DOC NUMBER 1999018427
BK 7513 PG 1446-1446
DATE 02/04/99 13:19:31
FILING FEE \$8.00
DOC TAX \$165.00
Carolynn Caudill
Oklahoma County Clerk
RECORDED AND FILED

RETURN TO: AMERICAN GUARANTY TITLE CO.
COMMERCIAL DEPARTMENT
4040 N. TULSA
OKLAHOMA CITY, OK 73112

TAXES TO: SHARON K. LARSEN
1037 S.W. 126TH
OKC, OK 73170

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

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

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, ITS SUCCESSORS 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.

Signed and delivered this 27th day of January, 1999.

895662



SOUTHWESTERN DEVELOPMENT COMPANY

BY: [Signature]

GARY L. BROOKS, GENERAL PARTNER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

SS:

Before me, a Notary Public in and for this State, on this January 27th, 1999 (date), personally appeared GARY L. BROOKS, GENERAL PARTNER ON BEHALF OF SOUTHWESTERN DEVELOPMENT COMPANY, AN OKLAHOMA GENERAL PARTNERSHIP, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that (HE/SHE/THEY) executed the same as (HIS/HER/THEIR) free and voluntary act and deed, for the uses and purposes therein set forth.



[Signature], Notary Public.
JACKIE HUTTON
My commission expires: July 2nd, 2002

File # 990033-5

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

Village Place Townhomes

PREPARED FOR THE APPLICANT:

Aaron Evans, Managing Director
Evans Fine Homes
PO Box 890309
Oklahoma City, OK 73189

(Revision Date)
(Revision Date)

PREPARED BY:
Larry Hopper, FAICP (agent)
6008 SE 56th Court
Oklahoma City, OK 73135

Phone: (405) 613-0479
Email: LHopper572@gmail.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. The address for this site is 929 SW 88th Street. This site will be developed in accordance with the regulation of the R-2 Medium-Low Density Zoning District (OKC Zoning Ordinance, 2020, as amended), except that the following Zoning Restrictions will apply:

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

- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

2. **Maximum Building Height: 35'.**

3. Maximum Building Size:

Triplexes: 3,350 square feet per floor, including garages. These may be one or two story.

Duplexes: 2,250 square feet per floor, including garages. These may be one or two story.

Single-family detached dwellings 2,250 square feet per floor, including garages.

The lots for duplexes will have a minimum lot size of 4,800 square feet,
maximum lot coverage of 50%, and minimum lot width of 60 feet.

The three lots on which a triplex may be built will have a minimum lot size of
6,800 square feet, maximum lot coverage of 50%, minimum lot width
of 85 feet, minimum corner side yard of 5 feet (Klein Avenue has a 60'
r-o-w).

The lots for single-family detached dwellings will have a minimum lot size of
4,000 square feet, maximum lot coverage of 50%, and minimum lot
width of 50 feet.

NOTE: each dwelling unit will have at least a single car garage.

NOTE: The lot coverage percentage is the floor area of the building, not
including driveways patios sidewalks or other hard surfaces.

- 4. Maximum Number of Buildings:** Seventeen: three (3) triplex structures and up to fourteen (14) duplex structures and/or single-family structures. There will not be more than 37 dwelling units in the SPUD. Each dwelling unit and its narrow lot can be sold separately from the rest of the units in the building. Such units will be constructed to the appropriate Fire Protection safety code.

5. Building Setback Lines

Front Yard: 15'

Rear Yard: 20'

Side Yard: 5'

Corner Side Yard: 5'

6. Sight-proof Screening:

The developer will install sight proof screening along both the west and north boundary of the SPUD as a buffer next to the existing commercial uses. An individual homeowner may choose to install a privacy fence elsewhere.

7. Landscaping:

A 10 foot wide landscaping buffer will be provided along the east boundary of the PUD, such that a form of evergreen tree will be planted on 20 foot centers along that eastern boundary. Other than that, the individual lots shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

8. Signs:

8.1 Free standing accessory signs - There shall be no freestanding signs, except for up to two residential development identification signs permitted along S.W. 88th Street. Signs shall be a maximum of 10 feet in height with a maximum display area of 60 square feet. Freestanding signs shall be required to be covered with a facade material consistent with the residential buildings it serves.

8.2 Attached signs-Not larger than 12 square feet, not to be illuminated in any manner, must be mounted to the building, and only proclaim the type of home based business.

8.3 Non-Accessory Signs-Not allowed.

8.4 Electronic Message Display signs-Not allowed.

9. Access: The subject development shall take access from S.W. 88th and Klein Avenue.

10. Sidewalks: A sidewalk will be provided along all public streets, and all streets will be public streets. An off-site sidewalk would be constructed from the east edge of the development to Western Avenue along SW 88th, in order to facilitate access to the nearest public transit stop (pending that property owner's approval).

II. Other Development Regulations:

1. Architecture: The base zoning district shall govern façade regulations within this SPUD; however, the following materials shall be permitted within the SPUD: Brick, wood, metal, ceramic, stone, concrete, composite, stucco/plaster, and solid surface.

2. Open Space: Each individual lot will provide for its own open space.

3. **Street Improvements:** The design and improvement of the streets in this SPUD shall be in accordance with applicable Oklahoma City Municipal Codes. All streets shall be public streets.
4. **Site Lighting:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.
5. **Dumpsters:** It is not anticipated that dumpsters would be utilized in this residential development. Rather, it is the intent to utilize the City's "big blue" trash cans (polycarts) for each lot's solid waste service.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2010, as amended.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.
7. **Maintenance:** The developer nor the lot owners shall be responsible for maintenance of any public improvements.
8. **Drainage:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2010, as amended.
9. **Other:** Not applicable.

III. Supporting Documents

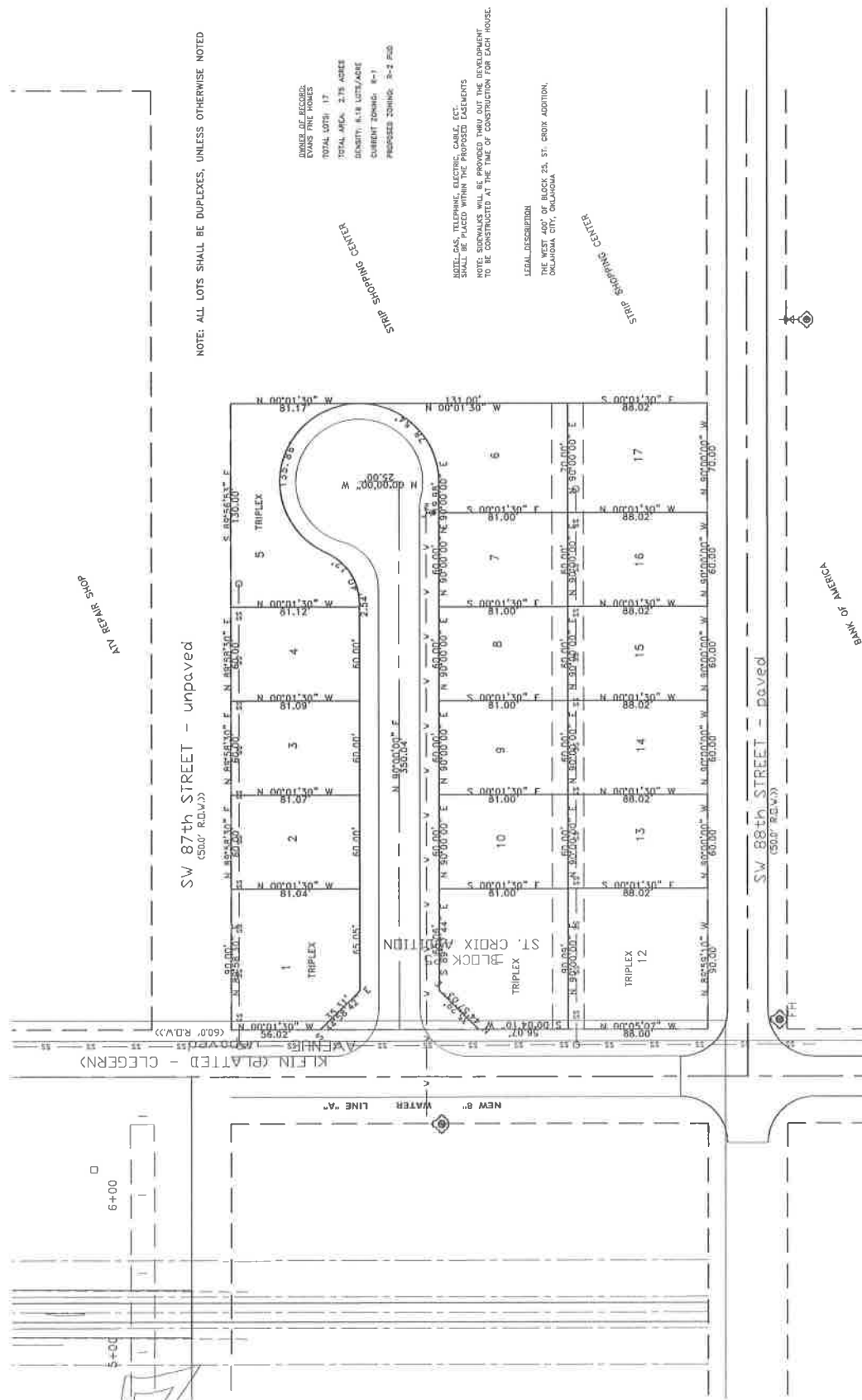
Exhibit A: Legal Description
Exhibit B: Master Development Plan

EXHIBIT A

The legal description of the property is as follows:

The West 400 feet of Block Twenty-Five (25) in Saint Croix Addition to Oklahoma City, Oklahoma County Oklahoma according to the recorded plat thereof.

The property is located in the SE Quarter Section 32, Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.



OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within 300 FEET:

**THE WEST 400 FEET OF BLOCK TWENTY-FIVE (25), ST CROIX ADDITION,
OKLAHOMA COUNTY, OKLAHOMA.**

ST CROIX ADDITION

W100FT OF S150FT BLOCK 32

**CARDINAL COVE PROPERTIES LLC
5809 S WESTERN AVE
OKLAHOMA CITY, OK 73109**

**E200FT OF W300FT OF S/2
BLOCK 32 EX S17FEET**

SAME AS ABOVE

S167FT OF E120FT BLOCK 31

**SHADID PAUL A & JENNIFER ANN
1001 SW 89TH ST
OKLAHOMA CITY, OK 73139**

N133FT OF E120FT BLOCK 31

**SHADID PAUL A
13032 BURNT OAK RD
OKLAHOMA CITY, OK 73120**

**N150FT OF W300FT OF BLK 32
EX A TR BEG 310FT W OF NE/C
BLK 32 TH W57.89FT S37.01FT TH
SELY ON A CURVE TO THE LEFT
30.07FT SELY72.27FT N120.20FT
TO BEG & EX A TR BEG 210.65FT
E OF NW/C BLK 32 TH E31.46FT
S37.01FT TH SELY ON A CURVE
30.07FT SE72.27FT W88.25FT
N120.21FT TO BEG**

**CARDINAL COVE PROPERTIES LLC
5809 S WESTERN AVE
OKLAHOMA CITY, OK 73109**

**PT OF BLK 32 BEG 20.65FT E OF
NW/C BLK 32 TH E31.46FT S37.01FT
TH SELY ON A CURVE 30.07FT SE
72.27FT W88.25FT N120.21FT TO
BEG**

**COX COMMUNICIATIONS INC
ANNETTE LOONEY TAX ANAYLIST
6205 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328**

E310FT OF BLK 32 PLUS PT
BLK 32 BEG 310FT W OF NE/C
BLK 32 TH W57.89FT S37.01FT
TH SELY ON A CURVE TO THE
LEFT 30.07FT SE72.27FT N120.20FT
TO BEG SUBJ TO ESMTS OF
RECORD

E17FT & A TRI TR IN SE/C
BEING 25FT ON E&S OF BLK 32
EXEMPT

W140FT OF E260FT BLK 31
PLUS PT OF BLK 26 & PT VAC
R/W SW 88TH ST DESC BEG
120FT W OF SE/C BLK 26 TH
S50FT W140FT N25FT W100FT
N100FT E240FT S75FT TO BEG
CONT 1.59ACRS MORE OR LESS

S75FT OF E210FT OF BLK 25

SOUTHBROOK ADD

PT OF LOTS 2 & 3 BEG 250FT
W OF SE/C LT 2 TH W150FT
N210FT E150FT S210FT TO BEG
SUBJ TO ESMTS OF RECORD
CONT .72ACRS MORE OR LESS

ST CROIX ADDITION

N125FT OF S200FT OF E210FT
OF BLK 25

SOUTHBROOK ADD

PT LOTS 5 & 6 BEG 50FT N OF
SW/C LOT 5 TH E150FT N50FT
W150FT TO NW/C LOT 5 TH S
TO BEG & BEG SW/C LOT 6
TH N65FT E150FT S65FT W150FT
TO BEG, BLOCK 1

FIRST INTERSTATE BANK OF OKLA NA
ATTN CORP REAL ESTATE NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28246

OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102

RAY FORREST
1800 N MAIN ST
ALTUS, OK 73521

CGS INVESTMENT LLC
1608 NW 36TH ST
LAWTON, OK 73505

CHARLES A SHADID LLC
1901 N CLASSEN BLVD STE 222
OKLAHOMA CITY, OK 73106

SEWELL DAVID & MELINDA
3712 SURREY RD
EDMOND, OK 73013

J&D COX LLC
1801 W RENO AVE
OKLAHOMA CITY, OK 73106

ST CROIX ADDITION

N225FT OF W240FT OF E360FT
BLK 26 CONT 1.24ACRS

BUI HENRI
BUI CHRISTOPHER
10904 WINELAKE DR
OKLAHOMA CITY, OK 73170

E120FT BLOCK 26

RANDALL PAUL & TERESA REV TRUST
1001 SW 88TH ST
OKLAHOMA CITY, OK 73139

E210FT OF N100FT OF BLK 25

BRIANS ATV / BUDDY GREEN'S CANNABIS
AHD & LPD PROPERTIES LLC
8805 S WESTERN AVE
OKLAHOMA CITY, OK 73139

E17FT OF BLKS 9 16 & 25 EXEMPT

OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102

SOUTHBROOK ADD

PT LOTS 6 & 7 BEG SW/C LOT 7 TH
N95FT E150FT S130FT W150FT
N35FT TO BEG BLOCK 1

GARNER JAMES W CO TRS & FAMILY
TRUST
GARNER SUSAN J CO TRS
10405 GREENBRIAR PL
OKLAHOMA CITY, OK 73159

ST CROIX ADDITION

E17FT OF S228.59FT OF BLK 24
EXEMPT

OKLAHOMA COUNTY
320 ROBERT S KERR AVE STE 307
OKLAHOMA CITY, OK 73102

PT OF VAC SW 86TH ST ADJ ON
N PLUS PT OF VAC S DOUGLAS
AVE ADJ ON W PLUS PT OF
VAC SW 87TH ST ADJ ON S PLUS
PT OF VAC CLEGERN AVE ADJ
ON E BLOCK 23

PARADISE CASTLES APARTMENT INC
15512 HIMALAYA RDG
EDMOND, OK 73013

W/2 OF BLK 24

FLEET CARE INC
DBA SOUTHWESTERN CAR CLINIC
1525 GLENWOOD DR
MOORE, OK 73160

E/2 OF BLK 24 EX N100FT OF
E180FT

TETT'S HITTING ACADEMY /
DIVA SALON / GREEN
TETTLETON MICKEY
TETTLETON SHANNON DAWN
8611 S WESTERN AVE
OKLAHOMA CITY, OK 73139

N100FT OF E180FT BLK 24

BENTSON PROPERTIES LLC
521 W WILSHIRE BLV STE 180
OKLAHOMA CITY, OK 73116

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 29th day of June, 2022.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.


Jami Dolan
Asst. Secretary


Mitchell D. Reid, Vice President

On this 29th day of June, 2022 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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


Susan Lowrance, Notary Public


My Commission Expires: 1-24-24
My Commission Number: 0000353
Reference # 2205986

accountno	name1	name2	mailingaddress1	sect	town	range	quarter
R148409650	CARDINAL COVE PROPERTIES LLC		5809 S WESTERN AVE	32	11N	3W	SE
R148409605	CARDINAL COVE PROPERTIES LLC		5809 S WESTERN AVE	32	11N	3W	SE
R148409500	SHADID PAUL A & JENNIFER ANN		1001 SW 89TH ST	32	11N	3W	SE
R148409510	SHADID PAUL A		13032 BURNT OAK RD	32	11N	3W	SE
R148409610	CARDINAL COVE PROPERTIES LLC		5809 S WESTERN AVE	32	11N	3W	SE
R148409615	COX COMMUNICATIONS INC	ANNETTE LOONEY TAX ANALYST	6205 PEACHTREE DUNWOODY RD	32	11N	3W	SE
R148409600	FIRST INTERSTATE BANK OF OKLA NA	ATTN CORP REAL ESTATE NC1-001-03-81	101 N TRYON ST	32	11N	3W	SE
R148409601	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	32	11N	3W	SE
R148407900	RAY FORREST		1800 N MAIN ST	32	11N	3W	SE
R148407510	CGS INVESTMENT LLC		1608 NW 36TH ST	32	11N	3W	SE
R140091020	CHARLES A SHADID LLC		1901 N CLASSEN BLVD STE 222	33	11N	3W	SW
R148407520	SEWELL DAVID & MELINDA		3712 SURREY RD	32	11N	3W	SE
R140091030	J & D COX LLC		1801 W RENO AVE	33	11N	3W	SW
R148407905	BUI HENRI	BUI CHRISTOPHER	10904 WINELAKE DR	32	11N	3W	SE
R148408000	RANDALL PAUL & TERESA REV TRUST		1001 SW 88TH ST	32	11N	3W	SE
R148407500	LARSEN MANAGEMENT INC	C/O SHARON LARSEN	105 TERRACE DR	32	11N	3W	SE
R148407600	AHD & LPD PROPERTIES LLC		8805 S WESTERN AVE	32	11N	3W	SE
R148402705	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	32	11N	3W	SE
R140091055	GARNER JAMES W CO TRS & FAMILY TRUST	GARNER SUSAN J CO TRS	10405 GREENBRIAR PL	33	11N	3W	SW
R148406901	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	32	11N	3W	SE
R148406600	PARADISE CASTLES APARTMENT INC		15512 HIMALAYA RDG	32	11N	3W	SE
R148407200	FLEET CARE INC	DBA SOUTHWESTERN CAR CLINIC	1525 GLENWOOD DR	32	11N	3W	SE
R148406900	TETTLETON MICKEY	TETTLETON SHANNON DAWN	8611 S WESTERN AVE	32	11N	3W	SE
R148406910	BENTSON PROPERTIES LLC		521 W WILSHIRE BLVD STE 180	32	11N	3W	SE

Subject