



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>

SHIELDS DAVIS NA ~~XXXXXXXXXX~~

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
234 SW 44th STREET

Project Name

234 SE

234-sw 44th Street, Oklahoma city, Ok.

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

Industrial, Moderate

Summary Purpose Statement / Proposed Development

Staff Use Only

1539

Case No.: SPUD

File Date: ~~XXXXXXXXXX~~ 1JUN'23

Ward No.: 4

Nbhd. Assoc.: ~~XXXXXXXXXX~~

School District: OKC

Extg Zoning: ~~XX2~~ R-1

Overlay: ---

28,000 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.) 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):

Patriot Custom Homes, LLC

Name

2278 Industrial blvd, #107

Mailing Address

Norman, Ok.

City, State, Zip Code

40502025960

Phone

josh@patriotcustomhomesllc.com

Email

Signature of Applicant

Robert Haggard

Applicant's Name (please print)

208 S Riverside Dr.

Applicant's Mailing Address

Moore, Ok. 73160

City, State, Zip Code

405-818-9143

Phone

rwh37@cox.net

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.

Return To:
Patriot Custom Homes LLC
2845 Broce Drive Bldg 1 Ste B
Norman, OK 73072

**STATUTORY
SPECIAL WARRANTY DEED**

Doc Stamps: **543.75**
Filed/insured by: First American Title Insurance Company
File No.: **2771981-M001 (M1)**

Tax ID#: **1688-13-208-6200**

KNOW ALL MEN BY THESE PRESENTS: That **Corsair-Caughron, L.L.C.** an **Oklahoma limited liability company (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **Patriot Custom Homes LLC (the "Grantee")**, that certain tract of real property situated in **Oklahoma County, Oklahoma**, to wit:

A certain tract of land out of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven (11) North, Range Three (3) West, more particularly described as: Beginning at the Northwest corner of what was formerly Block 16 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appears on recorded plat thereof, which plat is recorded in Book 14 of Plats page 67; Thence South along East line of what was said Block 16 to a point which was Northeast corner of Block 15 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appeared on recorded plat thereof, being a distance of 365.1 feet; Thence West along North line of what was said Block 15 a distance of 100 feet; Thence South a distance of 140 feet, Thence East a distance of 100 feet to the East line of what was formerly said Block 15; Thence North a distance of 140 feet to the Northeast corner of what was formerly platted as said Block 15, and being the identical piece of land embraced in described as Lots 1, 2, 3, & 4, in Block Fifteen (15), of the original plat Spencer's South Oklahoma City Addition, as recorded in Book 14 of Plats at page 67, and which said plat is now vacated; AND Beginning at the Northeast corner of Block 16, SPENCER'S OKLAHOMA CITY ADDITION; Thence South to the Northeast corner of Block Fifteen (15) of the vacated plat, being a distance of 365.1 feet; Thence West 100 feet to the Point or Place of Beginning; Thence South 140 feet; Thence West 100 feet; Thence North 140 feet; Thence East 100 feet to the Point or Place of Beginning, being also known as Lots 5, 6, 7 & 8, in Block 15, SPENCER'S SOUTH OKLAHOMA CITY to Oklahoma City, Oklahoma.

Property Address: **234 SE 45th Street, Oklahoma City, OK 73129**

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Signed and delivered this **October 20, 2022**.

Sent from my iPhone

EXHIBIT "A"

LEGAL DESCRIPTION

234 SE 45th Street

A certain tract of land out of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven(11) North, Range Three (3) West more particularly described as; BEGINNING at the Northwest corner of what formerly Block 16 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appears on recorded plat thereof, which plat is recorded in Book 14 of Plats, page 67; Thence South along East line of what was said Block 16 to a point which was Northeast corner of Block 15 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appeared on recorded plat thereof; being a distance of 365.1 feet; Thence west along North line of what was said Block 15 a distance of 100 feet; Thence South a distance of 140 feet, Thence East a distance of 100 feet to the East line of what was formerly said Block 15; Thence North a distance of 140 feet to the Northeast corner of what was formerly platted as said Block 15, and being the identical piece of land embraced in described as Lots 1, 2, 3, & 4 in Block Fifteen (15) of the original plat Spencer's South Oklahoma City Addition, as recorded in Book 14 of Plats at page 67, and which said plat is now vacated; and Beginning at the Northeast corner of Block 16, SPENCER'S OKLAHOMA CITY ADDITION; Thence South to the Northeast corner of Block Fifteen (15) of the vacated plat, being a distance of 365.1 feet, Thence West 100 feet to the point or place of beginning; Thence South 140 feet, Thence West 100 feet; Thence North 140 feet, Thence East 100 feet to the point of beginning being also known as Lots 5, 6, 7 & 8 in Block 15 SPENCER'S SOUTH OKLAHOMA CITY to Oklahoma City, Oklahoma.

Exhibit "B"

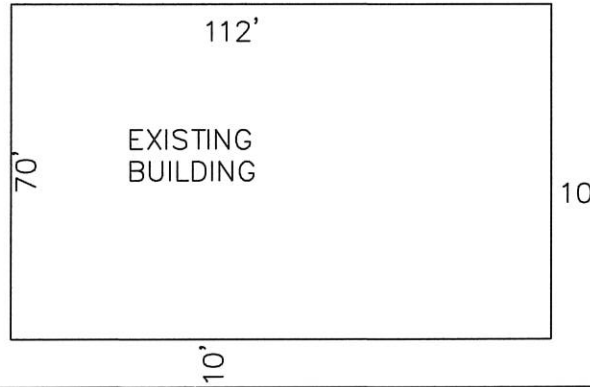
SE 44th STREET

60' R/W

EXISTING PAVING

200'
EXISTING
ACCESS DRIVE

140'



S STILES AVE

60' R/W



SITE PLAN
234 SE 44th STREET
CITY OF OKLAHOMA CITY

A PART OF THE NW ¼, SECTION 22, T11N, R3W, L.M.
Oklahoma County, Oklahoma

ISCH & ASSOCIATES, INC.

1913 W 33RD STREET SUITE 110 - EDMOND - OKLAHOMA 73013
PHONE: 405-286-5686 FAX: 405-920-6120
Certificate of Authorization No. 1139 Exp. Date: 6-30-23

LETTER OF AUTHORIZATION

I, Josh Pickett authorize, Robert Haggard
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.

234 SE 45 St.
Oklahoma City, OK 73129

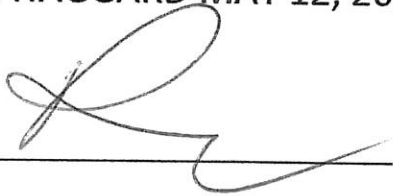
Josh Pickett
Title: Owner

Date: 2-28-23

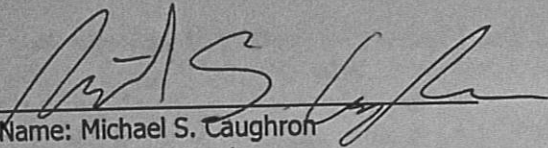
MAY 12 ,2023

THIS LETTER IS TO AUTHORIZE G. EARNEST ISCH TO REPERSENT, AND
OR SUBMIT ,A SPUD FOR 234 SE 45TH8 STREET OKLAHOMA CITY, OK
CONCERNING PC-10878.

ROBERT W. HAGGARD MAY 12, 2023



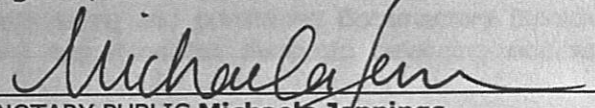
Corsair-Caughron, L.L.C., an Oklahoma limited liability company

By: 
Name: Michael S. Caughron
Title: Manager/Member

ACKNOWLEDGMENT - OKLAHOMA FORM

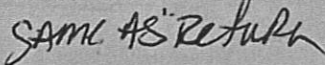
STATE OF **OKLAHOMA** }
COUNTY OF **CLEVELAND** } ss.

This instrument was acknowledged before me on ^{20th} ~~October 20~~ **2022**, by **Michael S. Caughron** as **Manager/Member** of **Corsair-Caughron, L.L.C.** an **Oklahoma limited liability company**.


NOTARY PUBLIC **Michaela Jennings**

My Commission Expires: **5/8/23**

Mail Tax Statements To:





Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R132086200 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 16th day of May, 2023

Given under my hand and official seal this
16th day of May, 2023

County Assessor

Kstrayer

Deputy

**Oklahoma County Assessor's
300ft Radius Report
5/16/2023**

| accountno | name1 | name2 | mailingaddress1 | city | state | zipcode | subname | block | lot | legal | location | econarea | nbhd | netassesse | propertyid |
|------------|---|-----------------------------------|----------------------|------------------|-------|------------|-------------------------------|-------|-----|---|--------------------------------------|-----------|-----------|------------|------------|
| R085980480 | OKLAHOMA HOME OPTIONS LLC | | 5710 E RENO AVE | MIDWEST CITY | OK | 73110-2005 | SPENCERS SOUTH OKLA | 003 | 000 | SPENCERS SOUTH OKLA 003 000 LOTS 21 & 22 | 300 SE 46TH ST OKLAHOMA CITY | Terr 1 | D1688B.00 | 9350 | 66525 |
| R132086000 | HOPE COMMUNITY SERVICES INC | | 105 SE 45TH ST | OKLAHOMA CITY | OK | 73129-3201 | UNPLTD PT SEC 22 11N 3W | 000 | 000 | UNPLTD PT NW4 SEC 22 11N 3W COM AT A PT 758.4FT S & 654.5FT W OF NE/C NW4 TH S300FT W575FT TO E LINE OF SHIELDS BLVD TH N300FTE575FT TO PL OF BEG FORM KNOWN AS BLK 14 SPENCERS SO OKLA | 4720 S SHIELDS BLVD OKLAHOMA CITY | Oklahoma | | 0 | 66839 |
| R085980400 | PROPERTY MANAGEMENT SERVICES INC | | 1411 LINWOOD BLVD | OKLAHOMA CITY | OK | 73106-5021 | SPENCERS SOUTH OKLA | 003 | 000 | SPENCERS SOUTH OKLA 003 000 LOTS 19 & 20 | 304 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 3171 | 66524 |
| R085980300 | ARELLANO CLAUDIA J | | 313 SE 46TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA | 003 | 000 | SPENCERS SOUTH OKLA 003 000 LOTS 13 THRU 18 | 316 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 3326 | 66522 |
| R085988400 | ARRIAGA PROPERTIES LLC | | 2135 SW 19TH ST | OKLAHOMA CITY | OK | 73108 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 11 THRU 16 & LOTS 29 THRU 34 | 222 SE 45TH ST OKLAHOMA CITY | Cm EA 11A | | 27225 | 66664 |
| R085988720 | LOPEZ MARIA DEL CARMEN BECERRA DE | | 227 SE 46TH ST | OKLAHOMA CITY | OK | 73129-3405 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 35 & 36 | 227 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 6809 | 66666 |
| R085988750 | MEDINA JESSE R & G CARMELITA | | 1512 SW 82ND ST | OKLAHOMA CITY | OK | 73159-5918 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 37 & 38 | 231 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 3755 | 66667 |
| R085988770 | MOSLEY AND MOSLEY LLC | | 5400 CHARWOOD LN | OKLAHOMA CITY | OK | 73135 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 39 & 40 | 235 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 3719 | 66668 |
| R085988800 | CARREON GUADELUPE | CARREON SOCORRO | 239 SE 46TH ST | OKLAHOMA CITY | OK | 73129-3405 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 41 & 42 | 239 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 3713 | 66669 |
| R085988820 | CASTILLO JOSE LUIS HERNANDEZ | HERNANDEZ PORFIRIA CASTILLO | 243 SE 46TH ST | OKLAHOMA CITY | OK | 73129-3405 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 43 & 44 | 243 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 6798 | 66670 |
| R085980022 | CORPUS RAUL ARMANDO | | 600 SE 47TH ST | OKLAHOMA CITY | OK | 73120 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 23 & 24 | 301 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 5041 | 66506 |
| R085980024 | COVARRUBIAS FELIPE | | 305 SE 46TH ST | OKLAHOMA CITY | OK | 73129-3407 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 25 & 26 | 305 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 3530 | 66507 |
| R085980026 | HERRERA CARMEN | | 305 SE 46TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 27 & 28 | 309 SE 46TH ST OKLAHOMA CITY | Terr 1 | | 649 | 66508 |

**Oklahoma County Assessor's
300ft Radius Report
5/16/2023**

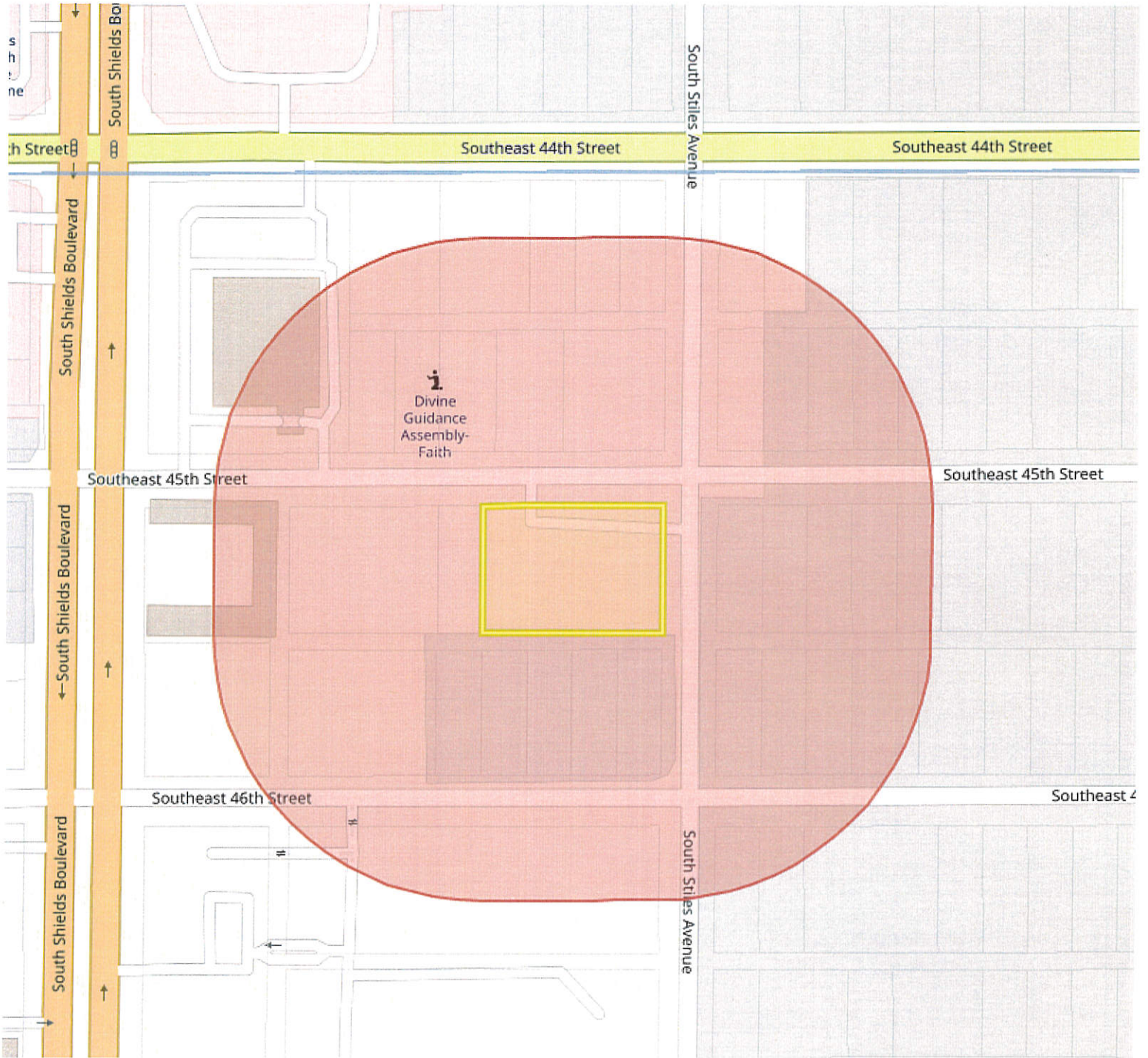
| | | | | | | | | | | | | | | | |
|------------|--------------------------------------|------------------------------|----------------------------|---------------|----|------------|--------------------------|-----|-----|--|-----------------------------------|-----------|-------------|-------|-------|
| R085980028 | GRADO CLAUDIA J ARELLANO | GARCIA NAVA SANTIAGO | 313 SE 46TH ST | OKLAHOMA CITY | OK | 73129-3407 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 29 THRU 31 | 313 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 6170 | 66509 |
| R085980035 | DOMINGUEZ JUAN M | DOMINGUEZ MA ESTELA | 324 SE 46TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 32 THRU 34 | 321 SE 46TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 6603 | 66510 |
| R132087000 | RAMSEY FAMILY REVOCABLE LIVING TRUST | | 701 SW 29TH ST | OKLAHOMA CITY | OK | 73109 | UNPLTD PT SEC 22 11N 3W | 000 | 000 | UNPLTD PT SEC 22 11N 3W 000 000 PT NW4 SEC 22 11N 3W TO FORM LOTS 23 THRU 28 BLK 15 SPENCERS SOUTH OKLA ADDN | 4620 S SHIELDS BLVD OKLAHOMA CITY | Cm EA 11 | C442.1 | 19896 | 66842 |
| R085988560 | PATEL PRAKASH C & RUTA | | 4600 S SHIELDS BLVD | OKLAHOMA CITY | OK | 73129-3208 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 17 THRU 22 | 4600 S SHIELDS BLVD OKLAHOMA CITY | Cm EA 11 | C343.5 | 42157 | 66665 |
| R085988400 | ARRIAGA PROPERTIES LLC | | 2135 SW 19TH ST | OKLAHOMA CITY | OK | 73108 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 11 THRU 16 & LOTS 29 THRU 34 | 222 SE 45TH ST OKLAHOMA CITY | Cm EA 11A | | 27225 | 66664 |
| R085988320 | PARADA J L CARDENAS | LOPEZ JORGE L CARDENS | 1500 SW 51ST ST | OKLAHOMA CITY | OK | 73119 | SPENCERS SOUTH OKLA | 015 | 000 | SPENCERS SOUTH OKLA 015 000 LOTS 9 & 10 | 226 SE 45TH ST OKLAHOMA CITY | Cm EA 11 | | 3033 | 66663 |
| R132086200 | CORSAIR CAUGHRON LLC | | 12408 TEAKWOOD RD | EDMOND | OK | 73013 | UNPLTD PT SEC 22 11N 3W | 000 | 000 | UNPLTD PT NW4 SEC 22 11N 3W FORMERLY LOTS 1 THRU 8 BLK 15 SPENCERS SO OKLA | 234 SE 45TH ST OKLAHOMA CITY | Cm EA 11 | ILM Blt 198 | 20317 | 66840 |
| R085980020 | MARTINEZ JOSE A ALMAGUER | PEREZ IRIS Y ORTEGA | 1113 SW 37TH ST | OKLAHOMA CITY | OK | 73109 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 21 & 22 | 300 SE 45TH ST OKLAHOMA CITY | Terr 1 | | 2750 | 66505 |
| R085980018 | MAILBOX MONEY 2Q21 LLC | | 3160 W BRITTON RD, Unit DD | OKLAHOMA CITY | OK | 73120 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 19 & 20 | 304 SE 45TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 11440 | 66504 |
| R085980016 | WALLING ROBERT | | 308 SE 45TH ST | OKLAHOMA CITY | OK | 73129-3404 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 17 & 18 | 308 SE 45TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 0 | 66503 |
| R085980014 | WILLIAMS MICHAEL P TRS | WILLIAMS MICHAEL P REV TRUST | 3108 NW 21ST ST | OKLAHOMA CITY | OK | 73107-3010 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 15 & 16 | 312 SE 45TH ST OKLAHOMA CITY | Terr 1 | R1688B.00 | 4797 | 66502 |
| R085980012 | REYES DANIEL | SALAZAR ELSA FANY OLAGUE | 333 SE 48TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA | 002 | 000 | SPENCERS SOUTH OKLA 002 000 LOTS 13 & 14 | 316 SE 45TH ST OKLAHOMA CITY | Terr 1 | | 1100 | 66501 |
| R094696000 | D & D HOMES LLC | | 333 SE 48TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 31 & 32 | 219 SE 45TH ST OKLAHOMA CITY | Cm EA 11A | | 1655 | 66738 |

Oklahoma County Assessor's
300ft Radius Report
5/16/2023

| | | | | | | | | | | | | | | | |
|------------|---------------------------------|-----------------|------------------------|---------------|----|------------|--------------------------|-----|-----|---|-----------------------------------|-----------|-----------|--------|-------|
| R094696200 | ROJO PABLO | CRESPO CARMEN I | 141 SW 65TH ST | OKLAHOMA CITY | OK | 73139 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 33 & 34 | 223 SE 45TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 4965 | 66739 |
| R094696350 | RIBERA CRISTIAN RAFAEL GONZALES | | 2435 SW 24TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 35 & 36 & W12.5FT OF LOT 37 | 229 SE 45TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 15188 | 66740 |
| R094696400 | THOMASON MARY | THOMASON PAMELA | PO BOX 95682 | OKLAHOMA CITY | OK | 73143-5682 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 E12.5FT OF LOT 37 & ALL OF LOTS 38 & 39 W13FT OF LOT 40 | 233 SE 45TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 3598 | 66741 |
| R094696600 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 E12FT LT 40 & ALL LTS 41 TO 44 | 245 SE 45TH ST OKLAHOMA CITY | Cm EA 11 | | 29249 | 66742 |
| R094692000 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 23 & 24 | 0 UNKNOWN OKLAHOMA CITY | Cm EA 11A | | 2117 | 66721 |
| R094692200 | DEHNE PROPERTIES LLC | | 8520 SW 37TH ST | OKLAHOMA CITY | OK | 73179 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 25 & 26 | 305 SE 45TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 6063 | 66722 |
| R094692400 | PONCEDELEON MAUEL | | 2105 SW 67TH ST | OKLAHOMA CITY | OK | 73159 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 27 & 28 | 309 SE 45TH ST OKLAHOMA CITY | Terr 1 | | 770 | 66723 |
| R094692600 | CONTRERAS FRANCISCO J MORENO | | 512 SE 34TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 29 & 30 | 313 SE 45TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 3481 | 66724 |
| R094692800 | DUQUE MARCIAL | | 317 SE 45TH ST | OKLAHOMA CITY | OK | 73129 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 31 & 32 | 317 SE 45TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 4647 | 66725 |
| R094695000 | MAR WALL OKC LLC | | 1172 S DIXIE HWY # 369 | CORAL GABLES | FL | 33146-2918 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 15 THRU 30 PLUS VAC ALLEY RUNNING N & S & ABUTTING LOTS 16 THRU 29 & VAC ALLEY RUNNING E & W & ABUTTING LOTS 15 16 29 & 30 IN SD BLK 16 | 4500 S SHIELDS BLVD OKLAHOMA CITY | Cm EA 11 | C1319.4 | 241332 | 66737 |

Oklahoma County Assessor's
300ft Radius Report
5/16/2023

| | | | | | | | | | | | | | | | |
|------------|----------------------------|--|---------------------|------------------|----|------------|--------------------------------|-----|-----|--|---------------------------------|-----------|-----------|-------|-------|
| R094694600 | SHIELDS ESTATES LLC | | 1915 NW 23RD ST | OKLAHOMA CITY | OK | 73106 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 11 THRU 14 | 218 SE 44TH ST OKLAHOMA CITY | Cm EA 11 | C352.6 | 63254 | 66736 |
| R094694200 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 7 THRU 10 | 230 SE 44TH ST OKLAHOMA CITY | Cm EA 11A | | 4235 | 66735 |
| R094694000 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 5 & 6 | 234 SE 44TH ST OKLAHOMA CITY | Cm EA 11A | | 2117 | 66734 |
| R094693800 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 3 & 4 | 238 SE 44TH ST OKLAHOMA CITY | Cm EA 11A | | 2193 | 66733 |
| R094693600 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 016 | 000 | SPENCERS SOUTH OKLA CITY 016 000 LOTS 1 & 2 | 244 SE 44TH ST OKLAHOMA CITY | Cm EA 11A | | 2193 | 66732 |
| R094691800 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 21 & 22 | 0 UNKNOWN OKLAHOMA CITY | Cm EA 11A | | 2193 | 66720 |
| R094691600 | SWEET KIDOS ACADEMY LLC | | 4812 MONTROSE DR | OKLAHOMA CITY | OK | 73115 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 19 & 20 | 0 UNKNOWN OKLAHOMA CITY | Cm EA 11A | | 2193 | 66719 |
| R094691400 | HERNANDEZ JUANA | | 308 SE 44TH ST | OKLAHOMA CITY | OK | 73129-3006 | SPENCERS SOUTH OKLA CITY | 001 | 000 | SPENCERS SOUTH OKLA CITY 001 000 LOTS 17 & 18 | 308 SE 44TH ST OKLAHOMA CITY | Terr 1 | R16888.00 | 4781 | 66718 |



SPUD
MASTER DESIGN STATEMENT

234 SE 44th STREET

Part of the NW $\frac{1}{4}$ of Section 22
T11N, R3W, I.M.
Oklahoma County, Ok.

City of Oklahoma City

Prepared by:
Robert Haggard
208 S. Riverside Dr.
Moore, Ok. 73160

AND

G. Earnest Isch
Isch and Associates
1913 W 33rd Street Suite 110
Edmond, Ok. 73013

May 2023

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, 2010).

I, Special Development Regulations

The following Special Development Regulations and/or limitations are placed upon the development of this Simplified Planned Unit Development. Planning and zoning regulations will be those, which 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 SPUD. 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 it exists at the time of development of this SPUD. In the event of conflict between provisions of this SPUD and any 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative appeal of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulations of the **I-2 Industrial District** (OKC Zoning Ordinance, 2010), except the following restrictions shall apply:

1. The following use will be the only use permitted on this site:

*(8350.7) Industrial, Moderate

2. Maximum Building Height: 45 feet & 2 Story
3. Maximum Building Size: 8,000 Square Feet
4. Maximum Number of Buildings: 1 primary structure (Existing building)
5. Building Setback Lines

Front: 25 Feet

Rear: None

Side: None

6. Sight Proof Screening:
Sight-proof Screening will not be required.
7. Landscaping:
Landscaping will not be required.

8. Signs:

8.1 Freestanding Accessory Signs

One Freestanding Accessory Sign shall be allowed within this SPUD. Such accessory sign shall be a ground mounted monument sign with the maximum size being eight (8) feet high and 100 square feet in area. No pole signs will be allowed.

8.2 Attached Signs

In addition to the freestanding sign provided for in Section 8.1, a maximum of 200 square feet of attached signage shall be allowed to be placed on the face of the building.

8.3 Non-Accessory Signs

Non-Accessory signs are specifically prohibited in this SPUD.

8.4 Electronic Message Display Signs

Electronic message display signs are specifically prohibited in this SPUD.

9. Access:

The existing driveway will be used for this SPUD. One additional drive access onto SE 45th Street shall be allowed in the future.

10. Sidewalks:

No additional sidewalks shall be required.

II. Other Development Regulations:

1. Architecture:

The existing building will be the only primary structure in this SPUD.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Other:

Lighting: N/A

Dumpster:

Dumpsters shall be consolidated and located within an area screened from view.

Parking:

Parking facilities shall be provided in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code. 2010, as amended.

Common Areas: N/A

III Supporting Documents

Exhibit A – Legal Description

Exhibit B – Site Plan

Exhibit C – Existing Building Photo

EXHIBIT "A"

LEGAL DESCRIPTION

234 SE 45th Street

A certain tract of land out of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven(11) North, Range Three (3) West more particularly described as; BEGINNING at the Northwest corner of what formerly Block 16 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appears on recorded plat thereof, which plat is recorded in Book 14 of Plats, page 67; Thence South along East line of what was said Block 16 to a point which was Northeast corner of Block 15 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appeared on recorded plat thereof; being a distance of 365.1 feet; Thence west along North line of what was said Block 15 a distance of 100 feet; Thence South a distance of 140 feet, Thence East a distance of 100 feet to the East line of what was formerly said Block 15; Thence North a distance of 140 feet to the Northeast corner of what was formerly platted as said Block 15, and being the identical piece of land embraced in described as Lots 1, 2, 3, & 4 in Block Fifteen (15) of the original plat Spencer's South Oklahoma City Addition, as recorded in Book 14 of Plats at page 67, and which said plat is now vacated; and Beginning at the Northeast corner of Block 16, SPENCER'S OKLAHOMA CITY ADDITION; Thence South to the Northeast corner of Block Fifteen (15) of the vacated plat, being a distance of 365.1 feet, Thence West 100 feet to the point or place of beginning; Thence South 140 feet, Thence West 100 feet; Thence North 140 feet, Thence East 100 feet to the point of beginning being also known as Lots 5, 6, 7 & 8 in Block 15 SPENCER'S SOUTH OKLAHOMA CITY to Oklahoma City, Oklahoma.

Exhibit "B"

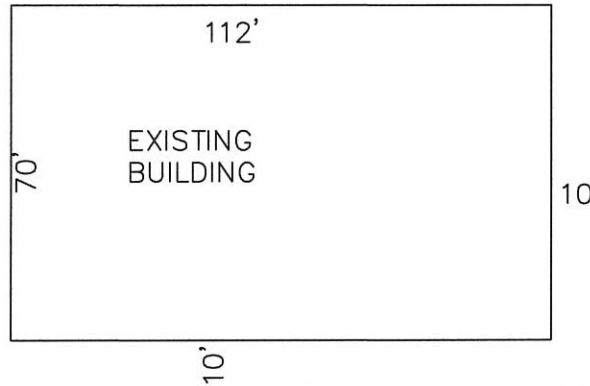
SE 44th STREET

60' R/W

EXISTING PAVING

200'
EXISTING
ACCESS DRIVE

140'



S STILES AVE

60' R/W



SITE PLAN
234 SE 44th STREET
CITY OF OKLAHOMA CITY

A PART OF THE NW ¼, SECTION 22, T11N, R3W, L.M.
Oklahoma County, Oklahoma

ISCH & ASSOCIATES, INC.

1913 W 33RD STREET SUITE 110 - EDMOND - OKLAHOMA 73013
PHONE: 405-286-5696 FAX: 405-920-6120
Certificate of Authorization No. 1139 Exp. Date: 6-30-23

Exhibit "C"

