



**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~~

Staff Use Only:	1539
Case No.: SPUD	_____
File Date:	<del>XXXXXXXXXX</del> 1JUN'23
Ward No.:	4
Nbhd. Assoc.:	<del>XXXXXXXXXX</del>
School District:	OKC
Extg Zoning:	<del>OX2</del> R-1
Overlay:	---

## 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

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](mailto: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 45<sup>th</sup> 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

200'  
EXISTING  
ACCESS DRIVE

EXISTING PAVING

EXISTING  
BUILDING

140'

112'

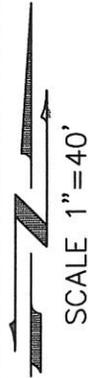
70'

10'

10'

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

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

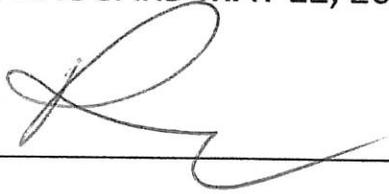
Title: Owner

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 45<sup>TH</sup>8 STREET OKLAHOMA CITY, OK  
CONCERNING PC-10878.

ROBERT W. HAGGARD MAY 12, 2023



---



# 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 }  
COUNTY OF OKLA. } ss:

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 16<sup>th</sup> day of May, 2023

Given under my hand and official seal this  
16<sup>th</sup> 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

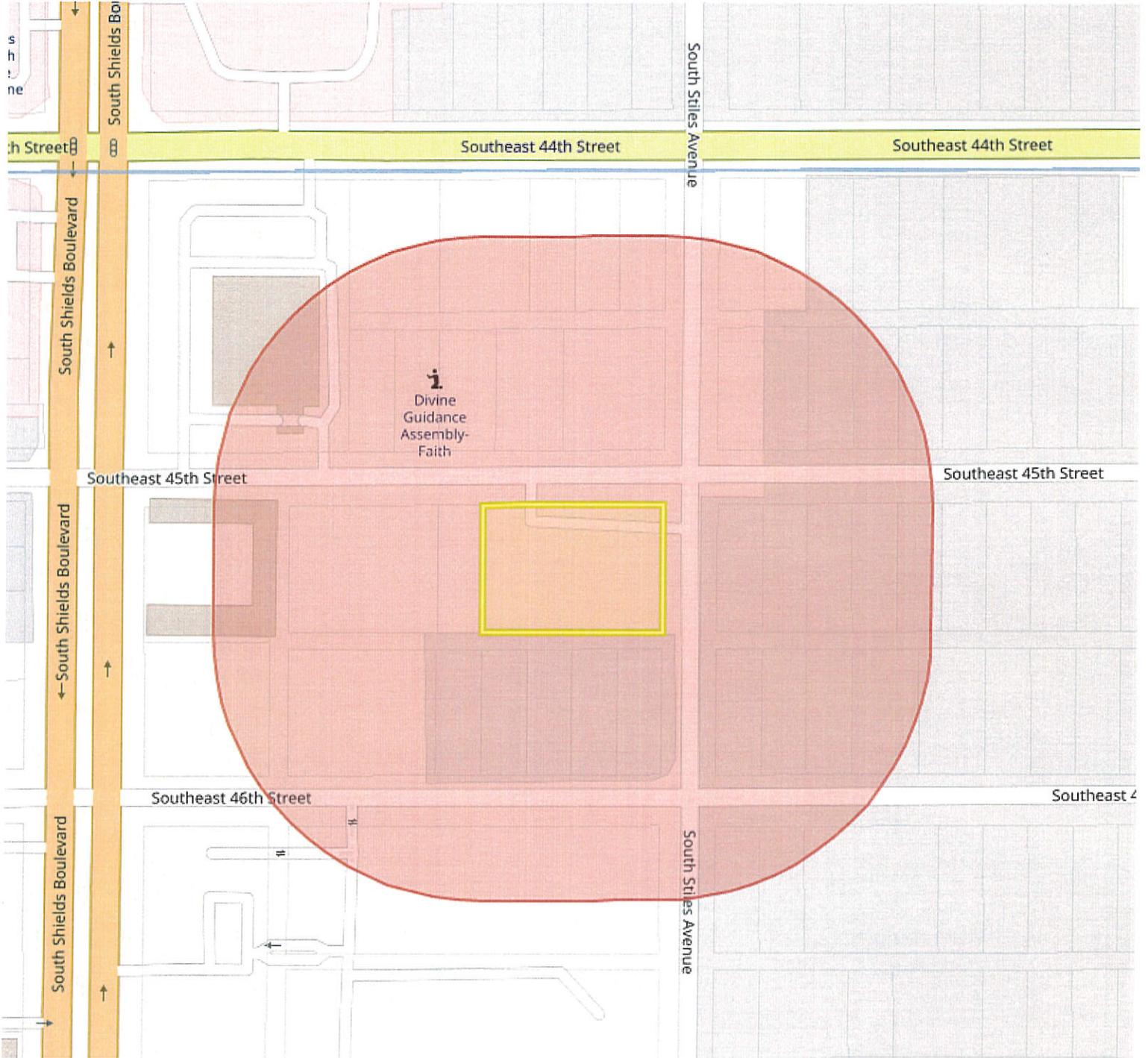
R085980028	GRADO CLAUDIA J ARELLANO	GARCIA NAVA SANTIAGO	313 SE 46TH ST	OKLAHOMA CITY	OK	73129-3407	SPENCERS SOUTH OKLA	002	000	SPENCERS SOUTH OKLA 002 000 LOTS 29 THRU 31	313 SE 46TH ST OKLAHOMA CITY	Terr 1	R1688B.00	6170	66509
R085980035	DOMINGUEZ JUAN M	DOMINGUEZ MA ESTELA	324 SE 46TH ST	OKLAHOMA 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	R1688B.00	4781	66718



SPUD  
MASTER DESIGN STATEMENT

234 SE 44<sup>th</sup> 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 33<sup>rd</sup> 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 45<sup>th</sup> 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

200'  
EXISTING  
ACCESS DRIVE

EXISTING PAVING

EXISTING  
BUILDING

140'

112'

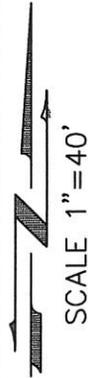
70'

10'

10'

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, L1M.  
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"



2021/06/16