

ORDINANCE NO. 28,068

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY.~~

AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property, subject to the SRODD Scenic River Overlay Design boundary:

Lots Eleven (11) and Twelve (12), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2020 SW 10th Street, Oklahoma City, Oklahoma) **AND** Lots Nine (9) and Ten (10), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2016 SW 10th Street, Oklahoma City, Oklahoma).

SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 24TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 21ST day of APRIL, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. J
4/21/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement dated March 30, 2026, modifying Section II.6. to allow a maximum of (2) parking spaces to be designed using the Small Car parking design standards.
2. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1814), rezoning 2020 SW 10th Street from R-4 General Residential and SRODD Scenic River Overlay Design Districts to SPUD-1814 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6. Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Mike Arora
Golden Wealth Management, LLC

Purpose:

The purpose of this request is to allow residential development, specifically up to two quadraplexes (8 multi-family dwelling units).

Background:

On February 25, 2026, the Urban Design Commission recommended approval of the application.

On February 26, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed with this condition, and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. The parking shall be amended to be one parking space required per dwelling unit.

Protests:

None

Previous Action:

The Ordinance was introduced March 24, 2026, and set for final hearing April 21, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

APPROVED

04-21-2026

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1814
MASTER DESIGN STATEMENT FOR

The Longhorn Lofts

January 11, 2026
February 17, 2026
March 05, 2026

PREPARED BY:

Logic Linx Solutions LLC
Mike Arora
2016 & 2020 SW 10th Street
Oklahoma City, Oklahoma 73108
(832) 909-4258
Mike.arora.houston@gmail.com

SPUD-1814 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

Permitted uses shall include:

- 8200.14 Single-Family Residential
- 8200.16 Two-Family Residential
- 8200.15 Three- and Four-Family Residential

Provided the total dwelling units shall not exceed eight (8) units in two (2) buildings.

1.1 Minimum Lot Size: 14,000 sq ft

1.2 Minimum Lot Width: 100 ft

2. **Maximum Building Height:** 24 feet, 5 inches and two (2) stories.

3. **Maximum Building Size:** Per base zoning district.
4. **Maximum Number of Buildings:** Two.
5. **Building Setback Lines:**

Front Yard: 15 ft

Side Yard: 5 ft

Rear Yard: 10 ft

Building separation within this SPUD shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** A wood privacy fence shall be installed along the side and rear property lines. Fence shall extend from the rear lot corners forward along the side property lines up to the buildings and may wrap to the corners of the buildings. Fence shall not extend into the front yard toward SW 10th Street.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. All landscaping, including required street trees, shall comply with the Scenic River Overlay Design District (SRODD) requirements in effect at the time of development.
8. **Signs:** Signage within this SPUD shall be per code except that Off-Premise signs and EMD signs shall be prohibited.
9. **Access:** Access shall be from SW 10th Street. The site may be accessed from the alley, if alley access is feasible and meets City standards.
10. **Sidewalks:** Sidewalks shall be provided and/or replaced in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture:

All structures constructed within the SPUD shall comply with applicable SRODD regulations and guidelines.

2. Open Space: Open space shall be per base zoning district.

3. **Street Improvements:** Should the alleyway be used for access, it shall be improved to Public Works and ADA standards.
4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
5. **Dumpsters:** Trash collection facilities within this SPUD shall comply with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpster and trash collection areas may be located on-site as shown on Exhibit B or at an alternate location approved during site plan review, provided such facilities are screened from view from the public right-of-way and adjacent residential uses and comply with applicable separation requirements, or as modified by Planning Commission approval.
6. **Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that the residential parking ratio for this SPUD shall be reduced. A maximum of one (1) parking space per dwelling unit shall be required. A maximum of (2) spaces may be designed using the Small Car parking design standards.
7. **Maintenance:** Maintenance of all common areas, private drainage easements, and improvements shall be the responsibility of the property owner(s) or property owners association.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

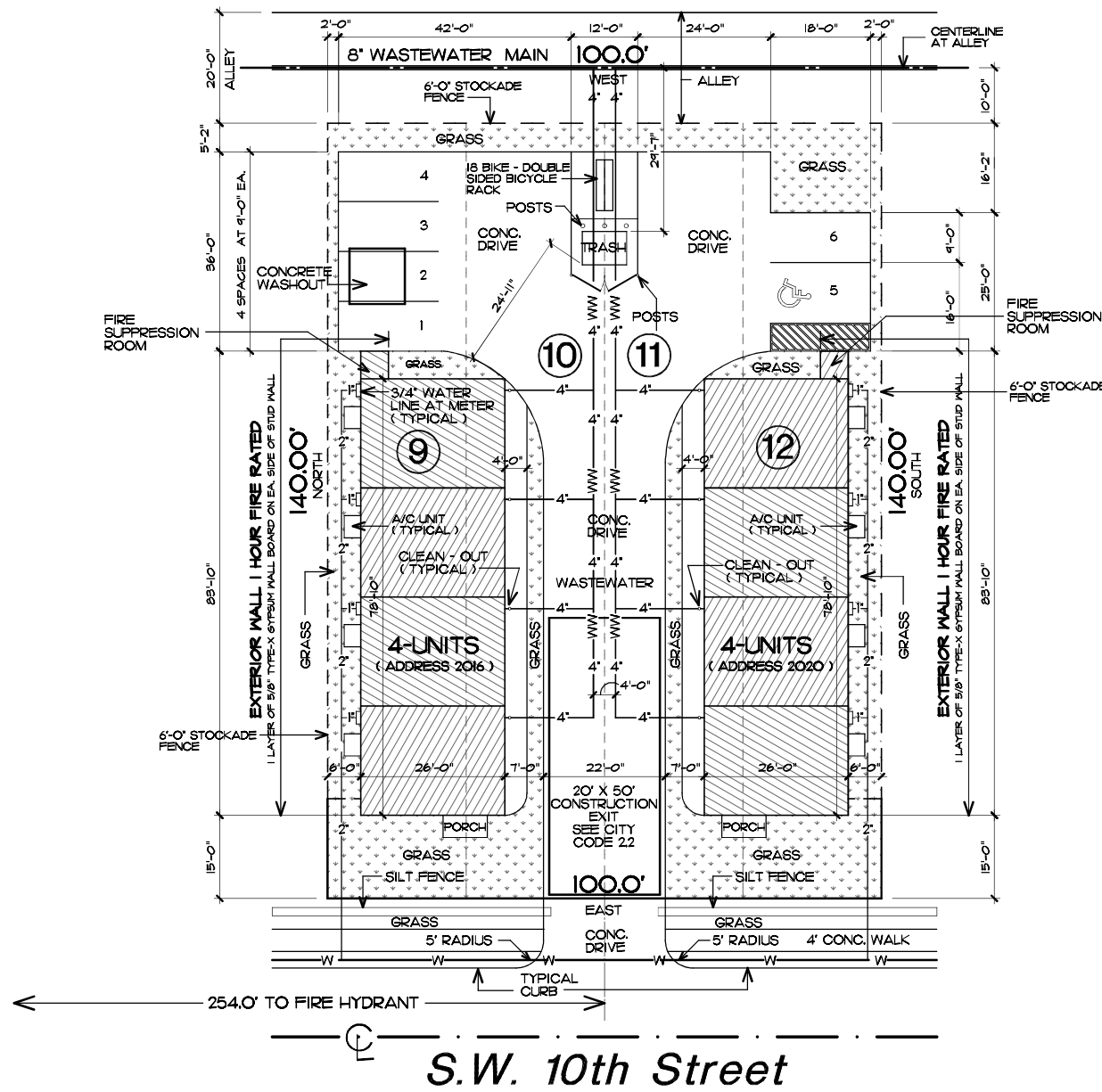
Exhibit B: Master Development Plan / Full Plan Set

Exhibit C: Survey

SPUD-1814 Exhibit A – Legal Description:

Lots Eleven (11) and Twelve (12), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2020 SW 10th Street, Oklahoma City, Oklahoma) **AND** Lots Nine (9) and Ten (10), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2016 SW 10th Street, Oklahoma City, Oklahoma)

SPUD-1814 Exhibit B



Scale : 1" = 20'-0"

NOTE:
ALL PLOT INFORMATION SHOULD BE
VERIFIED PRIOR TO CONSTRUCTION.

Plot Plan
LOT - 9-10-11-12 BLOCK - 4
Stock Yards
OKLAHOMA CITY, OKLAHOMA
Mike Arora
OWNERS / BUILDER

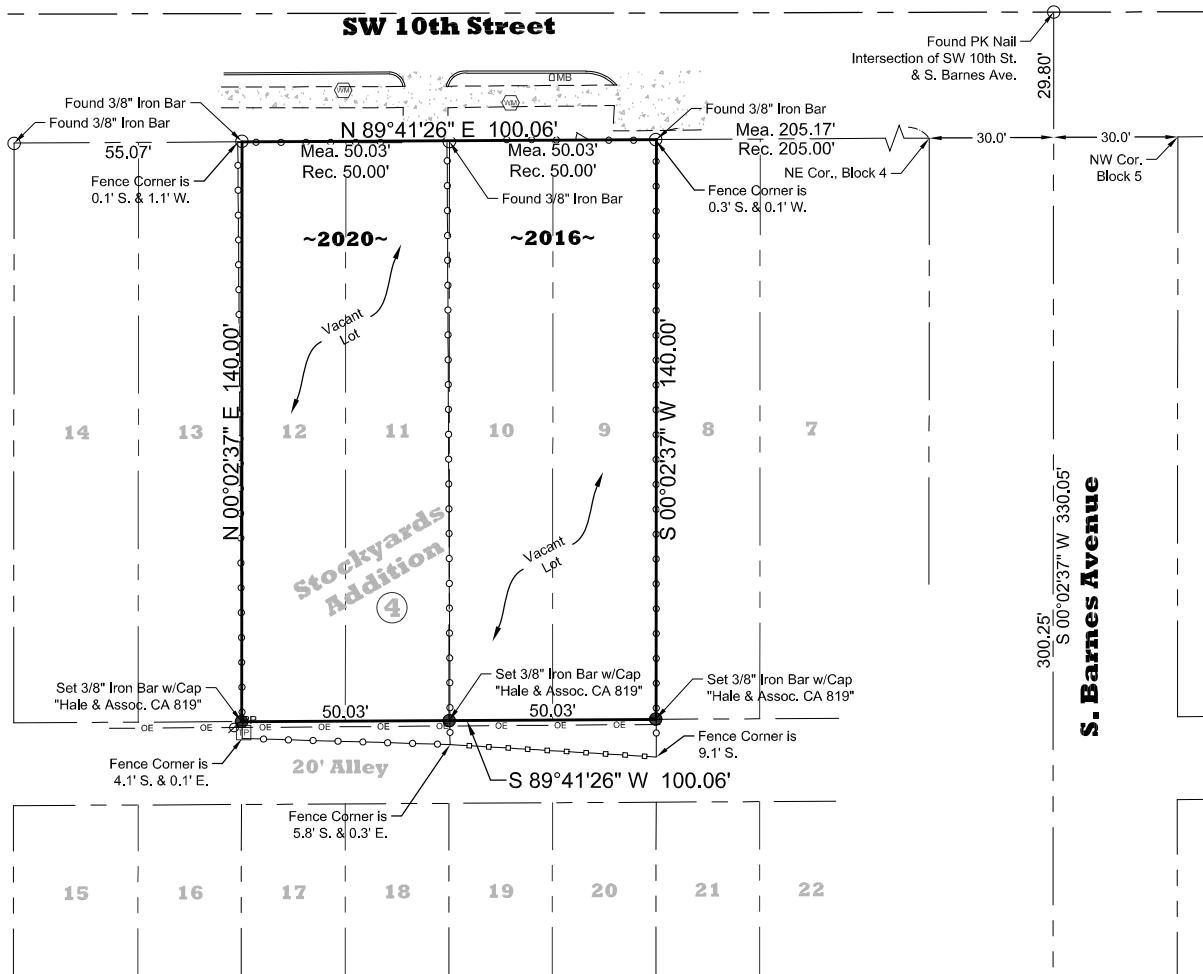
FILLMORE & CHAMBERS DESIGN GROUP, LLC, HEREBY EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROTECTABLE
RIGHTS IN THIS DESIGN. ANY REPRODUCTION, COPIING, OR
SALE OF THIS DESIGN OR ANY PART OF IT WITHOUT THE WRITTEN
CONSENT OF FILLMORE & CHAMBERS DESIGN GROUP, LLC IS
PROHIBITED. THIS AGREEMENT IS MADE A PART OF THE DESIGN
DOCUMENTS AND SHALL BE BOUND BY THE TERMS OF THE
FILLMORE & CHAMBERS DESIGN GROUP, LLC.

Fillmore & Chambers Design Group * 6901 N. Robinson * Oklahoma City, OK 73116 * (405) 843-5456

FILLMORE & CHAMBERS

PLAN NUMBER :
F4131

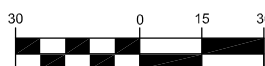
SW 10th Street



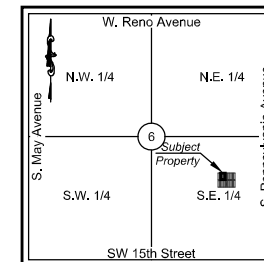
Legend	
—	SUBJECT PROPERTY
- - -	PROPERTY LINE
- - -	EASEMENT LINE (UNE)
- - -	SETBACK LINE (BL)
—○—○—	STOCKADE FENCE
—○—○—	CHAIN LINK FENCE
—OE—	OVERHEAD ELECTRIC
○	FOUND MONUMENT
●	SET MONUMENT
⊕	IRON BAR W/CAP "HALE & ASSOC. CA 819" (UNLESS OTHERWISE NOTED)
⊕	WATER METER
⊕	POWER POLE
⊕	TELEPHONE PEDESTAL
DMB	MAIL BOX

Basis of Bearing:
N 89°41'26" E, on the
North line of Block 4
Stockyards Addition

Graphic Scale



PLAT OF SURVEY



Vicinity Map
Section 6, Township 11N, Range 3W
Not To Scale

SPUD-1814 Exhibit C

Legal Descriptions

2016 SW 10th Street: Quit Claim Deed ~ Book 16130, Page 883

Lots Nine (9) and Ten (10) in Block Four (4), STOCKYARDS ADDITION to Oklahoma City, Oklahoma, as shown by the recorded plat thereof.

2020 SW 10th Street: Quit Claim Deed ~ Book 16184, Page 294

Lots Eleven (11) and Twelve (12), Block Four (4) in STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
- Date of Field Work: September 29, 2025
- This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

Surveyor's Certificate

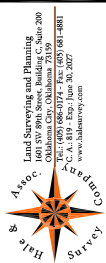
I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 1st day of October, 2025.

Curtis Lee Hale
Curtis Lee Hale, LS 1084

10/1/2025
Date



DATE	
REVISIONS	
NO.	
DATE	
PROJECT NAME	Stockyards Addition Block 4, Lots 9-12 2016 & 2020 SW 10th Street Oklahoma City, Oklahoma Plat of Survey
PROJECT NO.	4772.B
FILE	4772-B.dwg
DATE	10/1/2025
DRAWN BY	JMS
CHECKED BY	CWA
FILED BY	ML, AS
SHEET	1



caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1814	MIKE ARORA	1050 E 2ND ST #425	EDMOND	OK	73034
SPUD-1814	GOLDEN WEALTH MANAGEMENT	1050 E 2ND ST #425	EDMOND	OK	73034
SPUD-1814	STOCKYARDS CITY MAIN STREET	PO BOX 82446	OKLAHOMA CITY	OK	73148
SPUD-1814	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1814	AGUILAR ROMERO MARIA G, SALGADO GONZALEZ CARLOS	2114 SW 10TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	BECERRA VAZQUEZ MARIA DOLORES	1321 NW 7TH ST	OKLAHOMA CITY	OK	73106-7003
SPUD-1814	BONILLA RENNERIO A AYALA, MARTINEZ FABIOLA BALTAZAR	432 PLEASANT DR	DALLAS	TX	75217-6535
SPUD-1814	BRAVO COMPANY LLC	436 NW 164TH ST	EDMOND	OK	73013-2028
SPUD-1814	CARRION SERGIO & EVANGELINA	2012 SW 10TH ST	OKLAHOMA CITY	OK	73108-2608
SPUD-1814	CERVANTES ELIAZAR	2018 SW 11TH ST	OKLAHOMA CITY	OK	73108-2614
SPUD-1814	CERVANTES ELIAZAR & FRANCISCA	2021 SW 11TH ST	OKLAHOMA CITY	OK	73108-2613
SPUD-1814	CERVANTES UBALDO	3007 SW 12TH ST	OKLAHOMA CITY	OK	73108-2214
SPUD-1814	CHAIRES REZA ALBINO	3001 SW 20TH ST	OKLAHOMA CITY	OK	73108-4416
SPUD-1814	CONN WALTER R & DARLENE	1120 S ROCKWOOD AVE	OKLAHOMA CITY	OK	73108-2634
SPUD-1814	CORONA SYBLE C/O CARMEN CORONA FITCH	9804 LAKESHORE DR	OKLAHOMA CITY	OK	73120-2222
SPUD-1814	DELGADO MARIA H DE, URBINA VANESSA	1801 NW 7TH ST	OKLAHOMA CITY	OK	73106-2405
SPUD-1814	ESQUEDA IRMA FRANCO	2009 SW 10TH ST	OKLAHOMA CITY	OK	73108-2607
SPUD-1814	FIGUEROA LUIS FERNANDO	1101 S BARNES AVE	OKLAHOMA CITY	OK	73108
SPUD-1814	FLORES ROXANA CAROLINA, FLORES FRANCELIA GUADALUPE	2005 SW 10TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	GALLEGOS JOSE	218 SE 52ND ST	OKLAHOMA CITY	OK	73129-3802
SPUD-1814	GARAY FRANCISCO, GARAY HILDA	1009 S ROCKWOOD AVE	OKLAHOMA CITY	OK	73108-2631
SPUD-1814	GARCIA LUZ A	2113 SW 10TH ST	OKLAHOMA CITY	OK	73108-2609
SPUD-1814	GOLDEN WEALTH MANAGEMENT LLC	1050 E 2ND ST	EDMOND	OK	73034-5313
SPUD-1814	GOMEZ EFREN	5218 S DOUGLAS AVE	OKLAHOMA CITY	OK	73109-4113
SPUD-1814	GONZALEZ LUIS R, MUNOZ PATRICIA L	600 SW 41ST ST	OKLAHOMA CITY	OK	73109-3508
SPUD-1814	ILLINI INVESTMENTS LLC	2600 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116-4013
SPUD-1814	JOHNSON CLARENCE & THYRA F, SISSON ROBBIE J	2018 SW 9TH ST	OKLAHOMA CITY	OK	73108-2602
SPUD-1814	JONES HELEN E	2107 SW 11TH ST	OKLAHOMA CITY	OK	73108-2615
SPUD-1814	JUAREZ MARTINEZ ROCIO, JUAREZ MARTINEZ JOSE DE JESUS	4300 BLUE RIDGE AVE	NORMAN	OK	73072
SPUD-1814	LEGGETT CHASTIN	2025 SW 10TH ST	OKLAHOMA CITY	OK	73108-2607
SPUD-1814	LLO ENTERPRISES LLC	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627
SPUD-1814	LOPEZ MAURO	2101 SW 11TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	MARTINES MARCOS	2525 W MAIN ST	OKLAHOMA CITY	OK	73107-6821

SPUD-1814	MARTINEZ MATIAS, QUINONEZ MARIA	2117 SW 11TH ST	OKLAHOMA CITY	OK	73108-2615
SPUD-1814	MCGAHA WARDELL	11686 SPENCER JONES RD	JONES	OK	73049-7126
SPUD-1814	NEAL ROBERT D	13105 EASTVALLEY RD	OKLAHOMA CITY	OK	73170-1628
SPUD-1814	OCKER LINDSAY L	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627
SPUD-1814	ORTIZ CARLOS PALOMARES, ORTIZ ASCENCION	2017 SW 11TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	ORTIZ CERVANTES ASCENSION, PALOMARES ORTIZ CARLOS	2017 SW 11TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	PAKNTWN PROPERTIES LLC	12801 TORRE PINES LN	YUKON	OK	73099
SPUD-1814	PANDO EDUWIGES	1019 NW 16TH ST	OKLAHOMA CITY	OK	73106-6436
SPUD-1814	PAYNE RITA MAY	PO BOX 82604	OKLAHOMA CITY	OK	73148-0604
SPUD-1814	PEREZ JOSE RAFAEL	13400 E CHARTER OAK LN	MERIDIAN	OK	73058-9677
SPUD-1814	PEREZ TREJO JUAN FRANCISCO, MORALES NAVA ANGELICA	2001 SW 10TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	POUDEL KASHAB, SILWAL PRAMILA	13480 SALT GRASS DR	EDMOND	OK	73025
SPUD-1814	POUDEL KESHAB	13480 SALTGRASS DR	EDMOND	OK	73025
SPUD-1814	RAMIREZ RAFAEL A	2117 SW 10TH ST	OKLAHOMA CITY	OK	73108-2609
SPUD-1814	REVIVAL CAPITAL GROUP LLC	PO BOX 82712	OKLAHOMA CITY	OK	73148
SPUD-1814	RODRIGUEZ CRUZ MA SILVIA	2020 SW 11TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	ROJAS MARCOS, ROJAS KARINA	2006 SW 10TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	ROMERO MARIA GUADALUPE AGUILAR, GONZALEZ CARLOS SALGADO	2114 SW 10TH ST	OKLAHOMA CITY	OK	73108
SPUD-1814	SANTILLAN MARCOS	1348 KINKAID DR	OKLAHOMA CITY	OK	73119-4018
SPUD-1814	SMITH RUSSELL D	2010 SW 11TH ST	OKLAHOMA CITY	OK	73108-2614
SPUD-1814	STANLEY JERRY & BETTY	3001 SE 55TH ST	DEL CITY	OK	73135-1611
SPUD-1814	VERA MIYAGUI GONZALEZ	3924 NW 19TH ST	OKLAHOMA CITY	OK	73107

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1814
MASTER DESIGN STATEMENT FOR

The Longhorn Lofts

January 11, 2026
February 17, 2026
March 05, 2026

PREPARED BY:

Logic Linx Solutions LLC
Mike Arora
2016 & 2020 SW 10th Street
Oklahoma City, Oklahoma 73108
(832) 909-4258
Mike.arora.houston@gmail.com

SPUD-1814 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

Permitted uses shall include:

- 8200.14 Single-Family Residential
- 8200.16 Two-Family Residential
- 8200.15 Three- and Four-Family Residential

Provided the total dwelling units shall not exceed eight (8) units in two (2) buildings.

1.1 Minimum Lot Size: 14,000 sq ft

1.2 Minimum Lot Width: 100 ft

2. **Maximum Building Height:** 24 feet, 5 inches and two (2) stories.

3. **Maximum Building Size:** Per base zoning district.
4. **Maximum Number of Buildings:** Two.
5. **Building Setback Lines:**

Front Yard: 15 ft

Side Yard: 5 ft

Rear Yard: 10 ft

Building separation within this SPUD shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** A wood privacy fence shall be installed along the side and rear property lines. Fence shall extend from the rear lot corners forward along the side property lines up to the buildings and may wrap to the corners of the buildings. Fence shall not extend into the front yard toward SW 10th Street.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. All landscaping, including required street trees, shall comply with the Scenic River Overlay Design District (SRODD) requirements in effect at the time of development.
8. **Signs:** Signage within this SPUD shall be per code except that Off-Premise signs and EMD signs shall be prohibited.
9. **Access:** Access shall be from SW 10th Street. The site may be accessed from the alley, if alley access is feasible and meets City standards.
10. **Sidewalks:** Sidewalks shall be provided and/or replaced in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture:

All structures constructed within the SPUD shall comply with applicable SRODD regulations and guidelines.

2. Open Space: Open space shall be per base zoning district.

3. **Street Improvements:** Should the alleyway be used for access, it shall be improved to Public Works and ADA standards.
4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
5. **Dumpsters:** Trash collection facilities within this SPUD shall comply with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpster and trash collection areas may be located on-site as shown on Exhibit B or at an alternate location approved during site plan review, provided such facilities are screened from view from the public right-of-way and adjacent residential uses and comply with applicable separation requirements, or as modified by Planning Commission approval.
6. **Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that the residential parking ratio for this SPUD shall be reduced. One (1) parking space shall be required per dwelling unit.
7. **Maintenance:** Maintenance of all common areas, private drainage easements, and improvements shall be the responsibility of the property owner(s) or property owners association.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

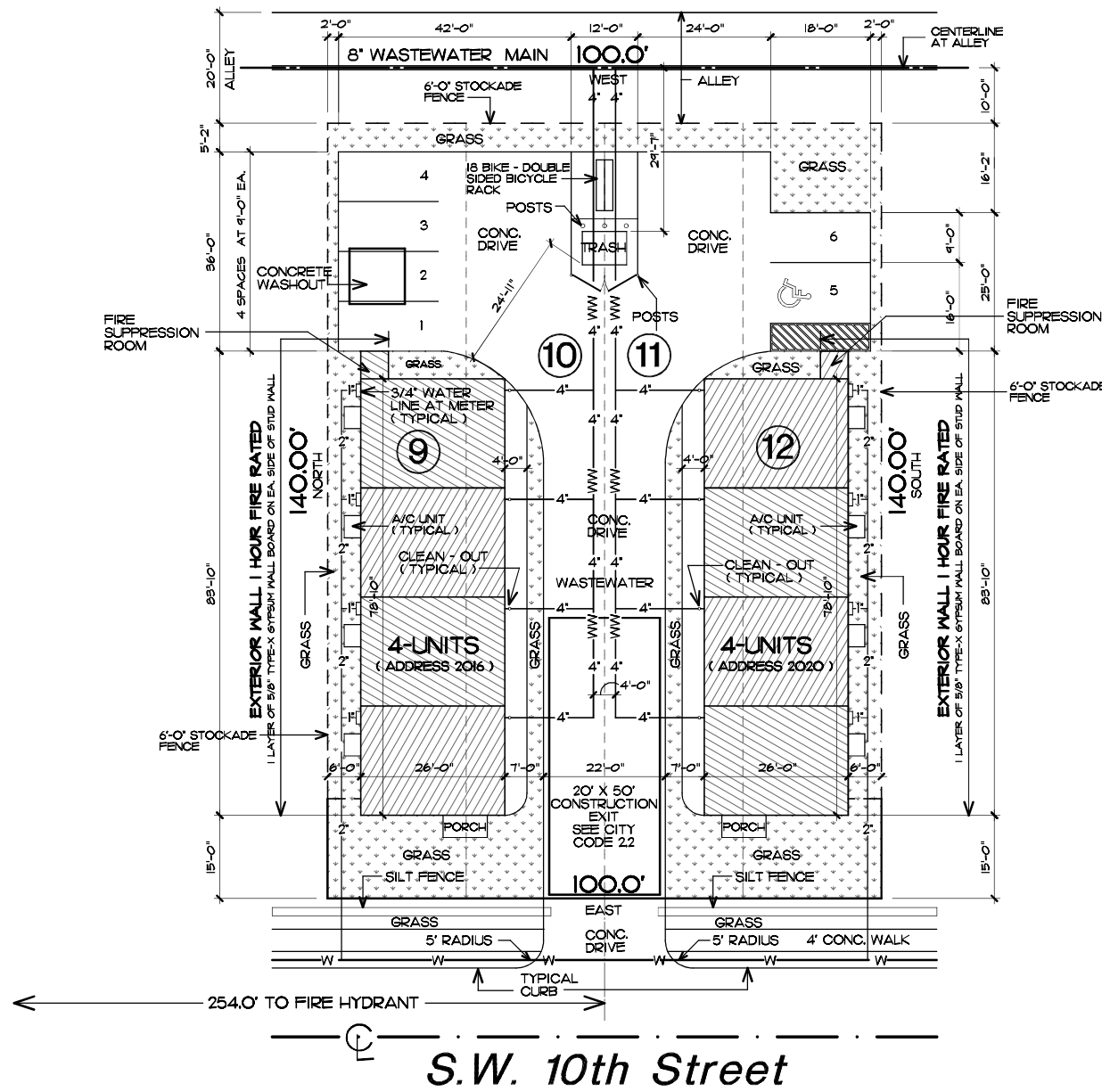
Exhibit B: Master Development Plan / Full Plan Set

Exhibit C: Survey

SPUD-1814 Exhibit A – Legal Description:

Lots Eleven (11) and Twelve (12), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2020 SW 10th Street, Oklahoma City, Oklahoma) **AND** Lots Nine (9) and Ten (10), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2016 SW 10th Street, Oklahoma City, Oklahoma)

SPUD-1814 Exhibit B



Scale : 1" = 20'-0"

NOTE:
ALL PLOT INFORMATION SHOULD BE
VERIFIED PRIOR TO CONSTRUCTION.

Plot Plan
LOT - 9-10-11-12 BLOCK - 4
Stock Yards
OKLAHOMA CITY, OKLAHOMA
Mike Arora
OWNERS / BUILDER

FILLMORE & CHAMBERS DESIGN GROUP, LLC, HEREBY EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPR-
IETARY RIGHTS IN THIS DESIGN AND ANY INFORMATION CONTAINED
HEREIN. NO PART OF THIS DESIGN OR ANY INFORMATION CONTAINED
HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING BY FILLMORE &
CHAMBERS DESIGN GROUP, LLC.

PLAN NUMBER :
F4131

Fillmore & Chambers Design Group * 6901 N. Robinson * Oklahoma City, OK 73116 * (405) 843-5456

FILLMORE & CHAMBERS

A map showing the intersection of W. Reno Avenue and S. May Avenue. The intersection is marked with a circle containing the number 6. The four quadrants are labeled: N.W. 1/4, N.E. 1/4, S.W. 1/4, and S.E. 1/4. The subject property is located in the S.E. 1/4 quadrant, indicated by a small shaded rectangle and an arrow pointing to it. The property is labeled 'Subject Property'.

SPUD-1814 Exhibit C

Lots Eleven (11) and Twelve (12), Block Four (4) in STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
2. Date of Field Work: September 29, 2025
3. This Survey was performed without the benefit of a Title Commitment, Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 1st day of October, 2025.

A circular professional seal for a land surveyor. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" at the top and "OKLAHOMA" at the bottom. The center of the seal contains the name "CURTIS LEE HALE" and the license number "L.S. 1084".



PROJECT NAME	Stockyards Addition Block 4, Lots 9-12 2016 & 2020 SW 10th Street Oklahoma City, Oklahoma Plat of Survey	LOGIC LINX SOLUTIONS, LLC 2248 Santa Monica Street Edmond, Oklahoma 73034 (832) 909-4258	DATE
PROJECT NO.	4772-6	REVISION	NO.
DATE	10/1/2025		
DESIGNED BY	JMS		
CHECKED BY	CWA		
IN CHARGE	ML, AS		

CASE NUMBER: SPUD-1814

This notice is to inform you that **Mike Arora, Golden Wealth Management, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1814 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts. The City Council will consider this zoning application at a public hearing on April 21, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

Lots Eleven (11) and Twelve (12), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2020 SW 10th Street, Oklahoma City, Oklahoma) **AND** Lots Nine (9) and Ten (10), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2016 SW 10th Street, Oklahoma City, Oklahoma).

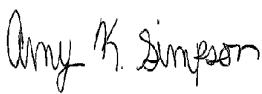
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 24th day of March 2026.

SEAL


Amy K. Simpson, City Clerk



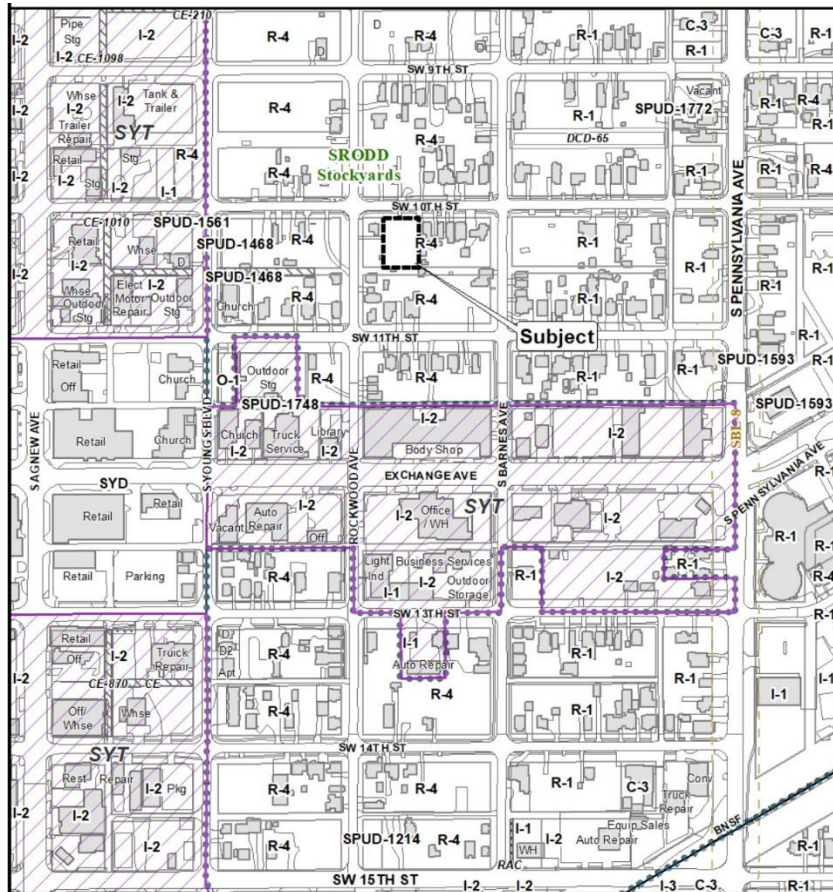
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1814

FROM: R-4 General Residential and SRODD Scenic River Overlay Design Districts

TO: SPUD-1814 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts

ADDRESS OF PROPERTY: 2020 SW 10th Street



PROPOSED USE: The purpose of this request is to allow residential development, specifically up to two quadraplexes (8 multi-family dwelling units).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **R-4 General Residential** and **SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1814

LOCATION: 2020 SW 10th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1814 Simplified Planned Unit Development District subject to the SRODD Scenic River Overlay Design District from R-4 General Residential and SRODD Scenic River Overlay Design Districts. A public hearing will be held by the City Council on April 21, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property, subject to the SRODD Scenic River Overlay Design District boundary:

LEGAL DESCRIPTION:

Lots Eleven (11) and Twelve (12), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2020 SW 10th Street, Oklahoma City, Oklahoma) **AND** Lots Nine (9) and Ten (10), Block Four (4) in Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (2016 SW 10th Street, Oklahoma City, Oklahoma).

PROPOSED USE: The purpose of this request is to allow residential development, specifically up to two quadraplexes (8 multi-family dwelling units).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **R-4 General Residential and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020).

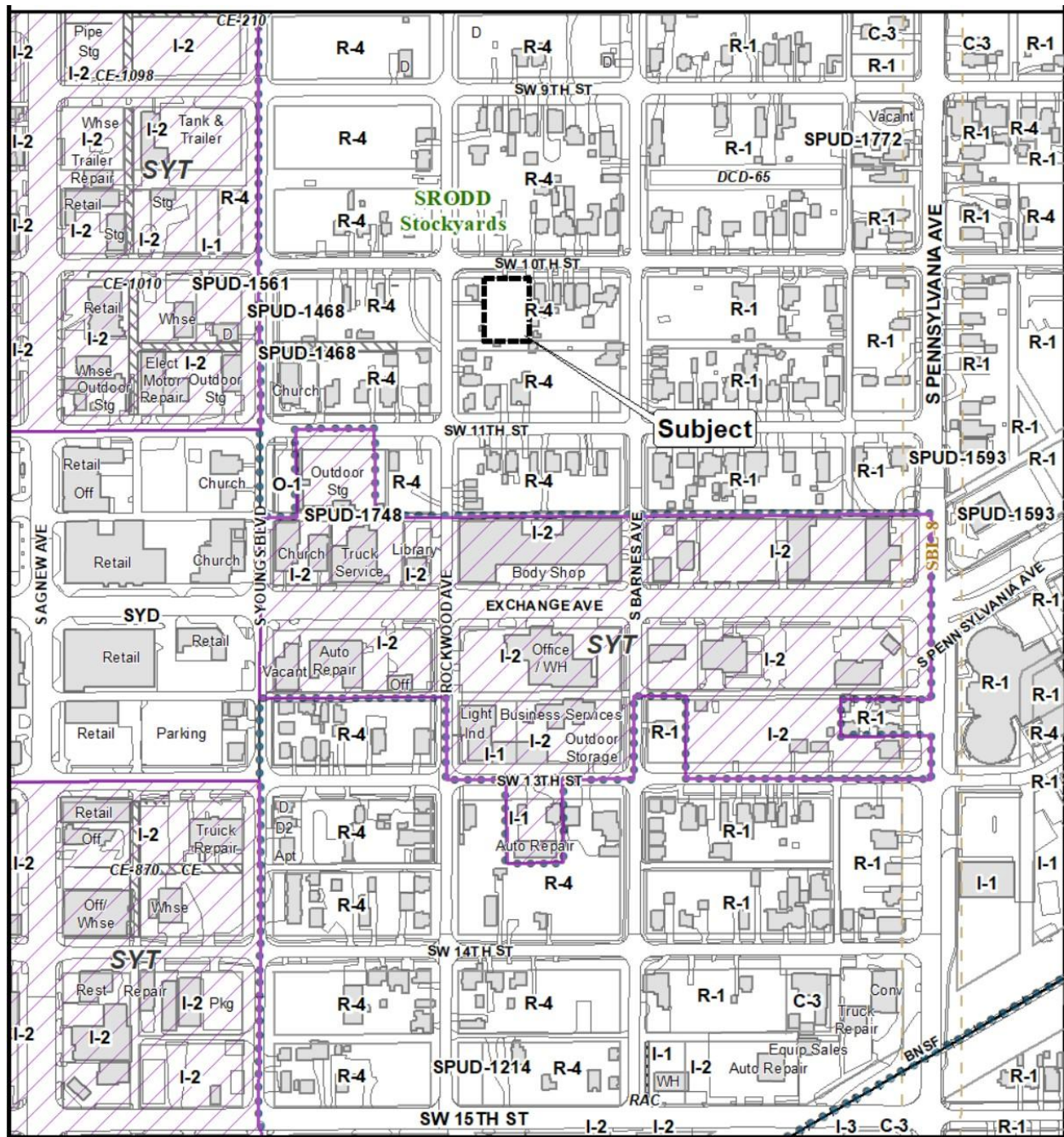
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 24th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
February 26, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on February 20, 2026)

8. (SPUD-1814) Application by Golden Wealth Management, LLC to rezone 2020 SW 10th Street from R-4 General Residential and SRODD Scenic River Overlay Design Districts to SPUD-1814 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6.

Amended Technical Evaluation:

1. The parking shall be amended to be one parking space required per dwelling unit.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MILNER, SECONDED BY PRIVETT

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 26, 2026

Item No. IV. 8.

(SPUD-1814) Application by Golden Wealth Management, LLC to rezone 2020 SW 10th Street from R-4 General Residential and SRODD Scenic River Overlay Design Districts to SPUD-1814 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant

Mike Arora
Golden Wealth Management, LLC
(832) 909-4258

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow residential development, specifically up to two quadraplexes (8 multi-family dwelling units).

B. EXISTING CONDITIONS

1. Size of Site: 0.32 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	R-4 / SRODD	R-4 / SRODD	R-4 / SRODD	R-4 / SRODD	R-4 / SRODD
Land Use	Undeveloped	Residential	Residential	Residential	Residential

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on

vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4 General Residential and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

Permitted uses shall include:

8200.14	Single-Family Residential
8200.16	Two-Family Residential
8200.15	Three- and Four-Family Residential

Provided the total dwelling units shall not exceed eight (8) units in two (2) buildings.

1.1 Minimum Lot Size: 14,000 sq ft

1.2 Minimum Lot Width: 100 ft

2. **Maximum Building Height:** 24 feet, 5 inches and two (2) stories.
3. **Maximum Building Size:** Per base zoning district.
4. **Maximum Number of Buildings:** Two.
5. **Building Setback Lines:**

Front Yard: 15 ft

Side Yard: 5 ft

Rear Yard: 10 ft

Building separation within this SPUD shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** A wood privacy fence shall be installed along the side and rear property lines. Fence shall extend from the rear lot corners forward along the side property lines up to the buildings and may wrap to the corners of the buildings. Fence shall not extend into the front yard toward SW 10th Street.

7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. All landscaping, including required street trees, shall comply with the Scenic River Overlay Design District (SRODD) requirements in effect at the time of development.
8. **Signs:** Signage within this SPUD shall be per code except that Off-Premise signs and EMD signs shall be prohibited.
9. **Access:** Access shall be from SW 10th Street. The site may be accessed from the alley, if alley access is feasible and meets City standards.
10. **Sidewalks:** Sidewalks shall be provided and/or replaced in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture:

All structures constructed within the SPUD shall comply with applicable SRODD regulations and guidelines.

2. Open Space: Open space shall be per base zoning district.

3. Street Improvements: Should the alleyway be used for access, it shall be improved to Public Works and ADA standards.

4. Site Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters: Trash collection facilities within this SPUD shall comply with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpster and trash collection areas may be located on-site as shown on Exhibit B or at an alternate location approved during site plan review, provided such facilities are screened from view from the public right-of-way and adjacent residential uses and comply with applicable separation requirements, or as modified by Planning Commission approval.

6. Parking: The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that the residential parking ratio for this SPUD shall be reduced. A total of six (6) off-street parking spaces shall be provided for the eight (8) dwelling units. The proposed development shall be constructed in substantial conformance with Exhibit B.

7. **Maintenance:** Maintenance of all common areas, private drainage easements, and improvements shall be the responsibility of the property owner(s) or property owners association.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Master Development Plan / Full Plan Set

Exhibit C: Survey

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.
2. **Fire (OCFD):** No objection.
3. **Public Works Department:**
 - a. **Traffic Services:** No objection.
 - b. **Engineering - Storm Sewer Availability:**
 - 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 - 3) A flood/drainage study will be required to establish finished floor elevations,

common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.

- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

- 1) The City cannot provide service, contact private hauler.

b. Water Availability:

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Will be mastered meter and will be considered commercial.
11. If separate meters are desired the lots will need to be split or platted to have individual lots.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee and must be checked by the Engineer of Record and

reviewed by the City.

3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.
8. This will be considered commercial and master metered.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Maintain historical lot and block sizes where possible and appropriate.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow residential development in accordance with R-4 and SRODD regulations. Single- through four-family residential are the only permitted uses on the site. The conceptual plan for the development illustrates two quadplexes separated by a drive leading to parking on the south side (rear) of the structures. The SPUD allows a maximum of 8 dwelling units on the 0.32-acre site, or 25 du/acre. The base R-4 District would normally allow 1 du/1,250 square feet, or up to 11 dwellings, provided setbacks, parking and height requirements were met.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located along the south side of SW 10th Street, a Neighborhood Street in the Urban Medium LUTA. The site currently has an improved curb cut along SW 10th Street. The SPUD regulations specify that access shall be taken from SW 10th Street. The abutting platted alley is currently unimproved. Additional language is provided that alley access would be permitted if alley access is feasible and meets City standards.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along SW 10th Street. The SPUD specifies that any repair / replacement of sidewalks shall meet Code and ADA requirements at the time of construction.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow residential development in accordance with R-4 and SRODD regulations. Single- through four-family residential are the only permitted uses on the site. The conceptual plan for the development illustrates two quadplexes separated by a drive leading to parking on the south side of the structures. The SPUD proposes the following setbacks: 15 feet on the north (front), 5 feet on the east and west (side), and 10 feet on the south (rear). Any internal setbacks shall conform to Building Code and Fire Code requirements. The SPUD proposes a maximum building height of 24 feet-5 inches, and two stories. The SPUD regulations maintain the base R-4 District requirements for open space. The subject site is subject to SRODD regulations, guidelines, and design review process. Any new development will be required to obtain a Certificate of Approval.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*

- Fire Service: *Urban Response*

4) Transportation System: The subject site is located along the south side of SW 10th Street, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located east of the site, along South Pennsylvania Avenue, and south of the site, along Exchange Avenue.

5) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the south side of SW 10th Street, and generally between South Agnew Avenue and South Pennsylvania Avenue. The application site and the surrounding area are zoned R-4 and located within the Scenic River Overlay Design District (Stockyards). The subject site is currently undeveloped. The site abuts an unimproved platted alley to the south. Abutting properties to the east, south, and west are developed with single-family homes. Across SW 10th Street, to the north, are a mixture of single-family homes and undeveloped lots.

The SPUD is requested to allow residential development in accordance with R-4 and SRODD regulations. Single- through four-family residential are the only permitted uses on the site. The conceptual plan for the development illustrates two quadplexes separated by a drive leading to parking on the south/rear side of the structures. The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

The subject site is subject to the SRODD regulations, guidelines, and design review process. Any new development will be required to obtain a Certificate of Approval. This rezoning application is subject to review by the Urban Design Commission (UDC). The UDC is scheduled to make a recommendation on the application on February 25, 2026. Their recommendation will be conveyed to the Planning Commission at their meeting.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

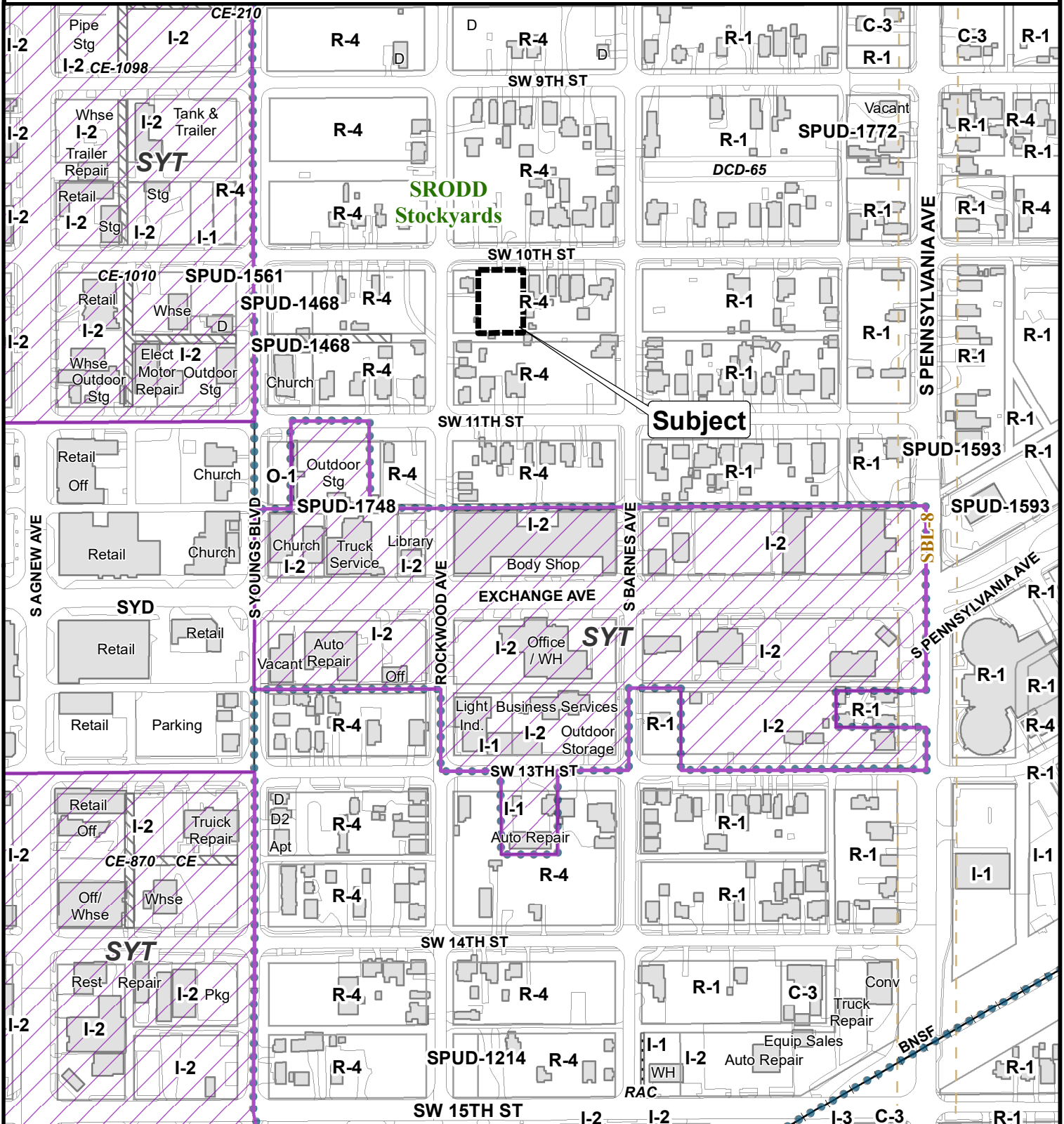
taj

Case No: SPUD-1814

Applicant: Golden Wealth Management, LLC

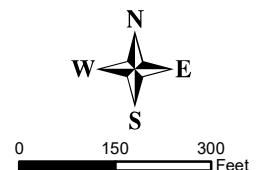
Existing Zoning: R-4 / SRODD

Location: 2020 SW 10th St.

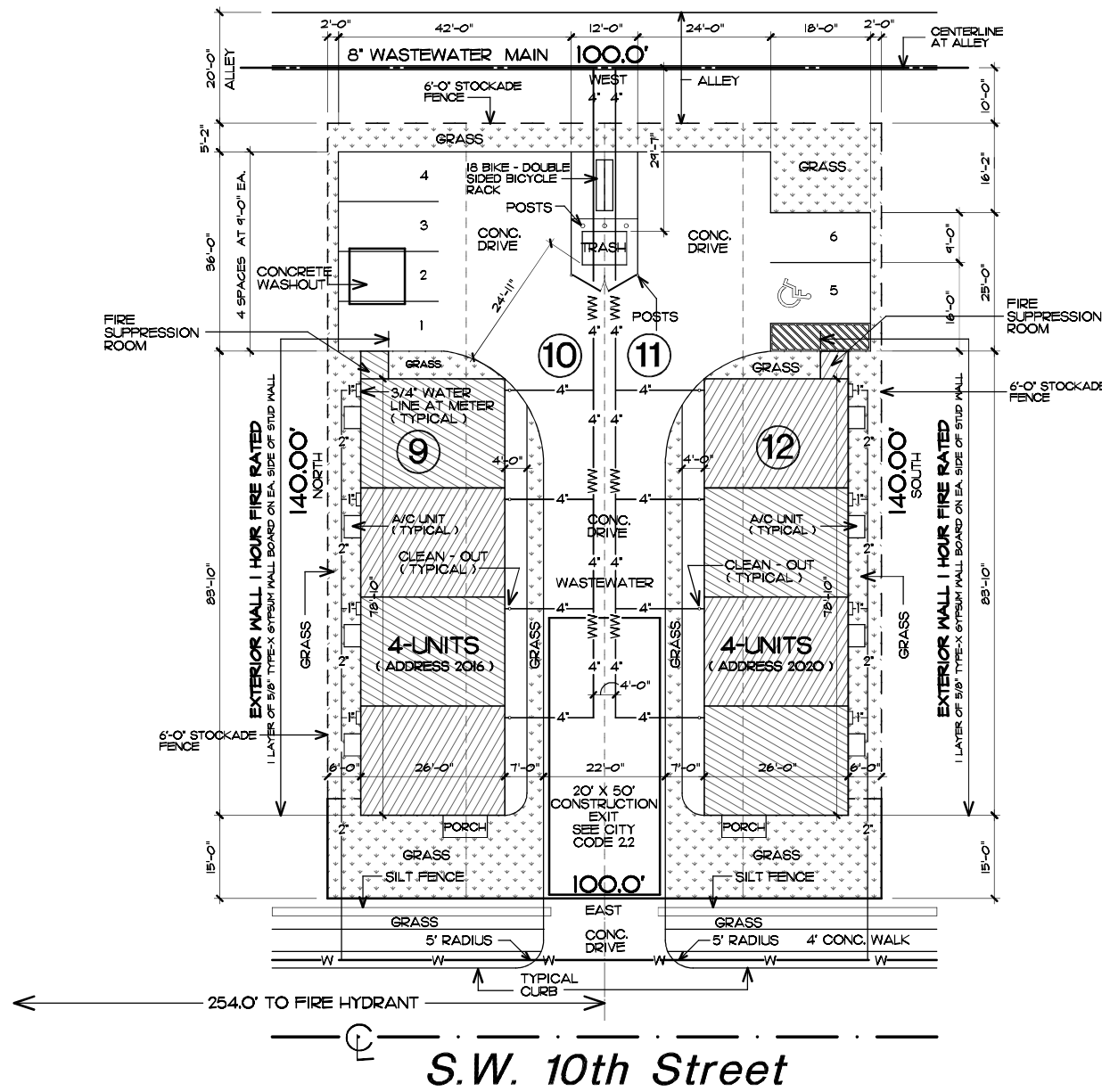


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



SPUD-1814 Exhibit B



Scale : 1" = 20'-0"

NOTE:
ALL PLOT INFORMATION SHOULD BE
VERIFIED PRIOR TO CONSTRUCTION.

Plot Plan
LOT - 9-10-11-12 BLOCK - 4
Stock Yards
OKLAHOMA CITY, OKLAHOMA
Mike Arora
OWNERS / BUILDER

FILLMORE & CHAMBERS DESIGN GROUP, LLC, HEREBY EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPR-
IETARY RIGHTS IN THIS DESIGN AND ANY OTHER PRODUCTION,
SALE OR RENTAL, LICENSING OR ANY FORM OF DISTRIBUTION OF
THIS DESIGN IN WHOLE OR IN PART IS STRICTLY PROHIBITED
WITHOUT THE WRITTEN PERMISSION OF FILLMORE &
CHAMBERS DESIGN GROUP, LLC.

PLAN NUMBER :
F4131

Fillmore & Chambers Design Group * 6901 N. Robinson * Oklahoma City, OK 73116 * (405) 843-5456

FILLMORE & CHAMBERS

Case No: SPUD-1814 Applicant: Golden Wealth Management, LLC
Existing Zoning: R-4 / SRODD
Location: 2020 SW 10th St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

