

ORDINANCE NO. 28,104

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:

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of said SE/4; THENCE South 00°06'50" West, along the east line of said SE/4, a distance of 466.69 feet; THENCE South 89°46'04" West, parallel with the north line of said SE/4, a distance of 466.69 feet; THENCE North 00°06'50" East, parallel with said east line, a distance of 466.69 feet, to a point on said north line; THENCE North 89°46'04" East, along said north line, a distance of 466.69 feet to the POINT OF BEGINNING.

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 the 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 2ND day of JUNE, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of JULY, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Ramehall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. H
7/7/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1824), rezoning 14301 South Rockwell Avenue from AA Agricultural District to SPUD-1824 Simplified Planned Unit Development District. Ward 3.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Tyler and Caitlin Kelley
Native Doodles, Inc.

Purpose:

The purpose of this application is to allow an indoor/outdoor event venue.

Background:

On April 23, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. Add use unit (8200.14) Single-Family Residential to the permitted uses.
2. Specify in the Master Design Statement that an event center/venue is allowed.
3. ~~A maximum of two driveways shall be allowed within the SPUD boundary.~~
4. Pervious paving may be used for parking areas, driveways, and pathways, subject to Public Works' review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas.
5. Hours of Operation shall be 9am to 9pm, seven days a week.
6. The maximum number of guests or participants allowed is 40.
7. Event center activities are limited to the 5-acre property.

Protests:

None

Previous Action:

The Ordinance was introduced June 2, 2026, and set for final hearing July 7, 2026. Appropriate

notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

HOMA HOUSE

Project Name

Parcel ID: SDC2 104W 20008

4301 S. Rockwell Ave OKC, OK 73173 Cleveland County

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

request for development of a small gathering venue (private)
with accessory parking and site improvements

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -1824

File Date: 03/16/2026

Ward No.: 3

Nbhd. Assoc.:

School District: Moore

Extg Zoning: AA

Overlay:

5 acres

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 \$2140.00 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Caitlin Kelley

Applicant's Name (please print)

14201 S Rockwell Ave

Applicant's Mailing Address

Oklahoma City, OK 73173

City, State, Zip Code

405-985-9624

Phone

Cait@HomaFarm.Com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2212-0014-68

This document was electronically
filed 1-20-2023
in Cleveland County,
Oklahoma and recorded in
Book 6513, Page 1314 by
American Eagle Title Group, L.L.C.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

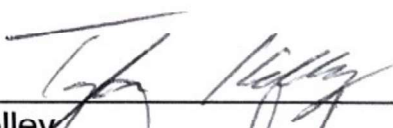
That Tyler Kelley and Caitlin Kelley, husband and wife ("Grantors"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto Native Doodles, Inc., an Oklahoma corporation, ("Grantee"), whose mailing address is 12900 S Rockwell Ave., Oklahoma City, OK 73173, the real property and premises situated in Cleveland County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

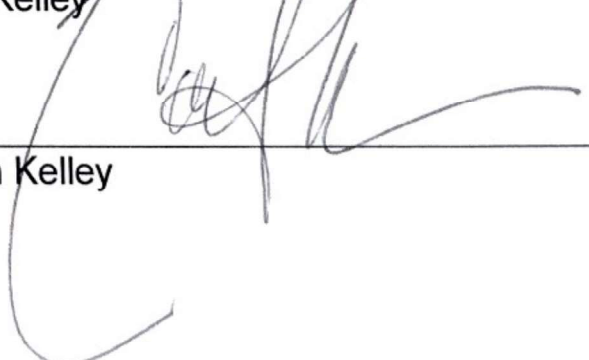
Grantors warrant the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantors, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 20th day of January, 2023.

PRESENTED FOR FILING BY: American Eagle
Title Group, LLC
FILE NUMBER: 2212-0014-68
UNDERWRITER: Fidelity National Title Insurance
Company


Tyler Kelley


Caitlin Kelley

**Exempt Documentary Stamp Tax OS
Title 68, Article 32 Section 3201**

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2212-0014-08

DOC# R2023-1693 BT: RB B: 6513 P: 1314 WD
01/20/2023 03:28:12 PM Pages: 4
Tammy Belinson - Cleveland County Clerk, OK
Fee: \$24.00 kw
Electronically Filed



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Tyler Kelley and Caitlin Kelley, husband and wife ("Grantors"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto Native Doodles, Inc., an Oklahoma corporation, ("Grantee"), whose mailing address is 12900 S Rockwell Ave., Oklahoma City, OK 73173, the real property and premises situated in Cleveland County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantors warrant the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantors, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 20th day of January, 2023.

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Title Group, LLC
FILE NUMBER: 2212-0014-68
UNDERWRITER: Fidelity National Title Insurance
Company

Tyler Kelley

Caitlin Kelley

Exempt Documentary Stamp Tax OS
Title 68, Article 32 Section 3201

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 20th day of January, 2023, by
Tyler Kelley and Caitlin Kelley.

Notary Public

My Commission Expires:

My Commission No:



Exhibit A page 1 of 2

Tract 1:

A part of the northeast quarter of Section 20, Township 10 North, Range 4 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northeast corner of Section 20;

Thence South $00^{\circ}31'00''$ West along the east line of Section 20 a distance of 1993.54 feet to the point of beginning;

Thence North $89^{\circ}42'42''$ West a distance of 336.87 feet to a point;

Thence South $00^{\circ}14'54''$ East a distance of 646.71 feet to a point being on the south line of the northeast quarter of Section 20;

Thence South $89^{\circ}46'19''$ East along the south line of the northeast quarter of Section 20 a distance of 336.88 feet to a point being the southeast corner of the northeast quarter of Section 20;

Thence North $00^{\circ}31'00''$ East along the east line of Section 20 a distance of 646.36 feet to a point and place of beginning.

Also known as Tract 11 of Fawn Hills Addition.

Tract 2:

A part of the northeast quarter of Section 20, Township 10 North, Range 4 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

Commencing at the northeast corner of Section 20;

Thence South $00^{\circ}31'00''$ West along the east line of Section 20 a distance of 1993.54 feet to a point;

Thence North $89^{\circ}42'42''$ West a distance of 336.87 feet to a point and place of beginning;

Thence North $89^{\circ}42'42''$ West a distance of 336.69 feet to a point;

Thence South $00^{\circ}14'54''$ East a distance of 647.07 feet to a point being the south line of the northeast quarter of Section 20;

Thence South 89°46'19" East along the south line of the northeast quarter of Section 20 a distance of 336.69 feet to a point;

Thence North 00°14'54" West a distance of 646.71 feet to a point and place of beginning.

Also known as Tract 12 of Fawn Hills Addition.

Tract 3:

A part of the northeast quarter of Section 20, Township 10 North, Range 4 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northeast corner of Section 20;

Thence South 00°31'00" West along the east line of Section 20 a distance of 1993.54 feet to a point;

Thence North 89°42'42" West a distance of 673.56 feet to a point and place of beginning;

Thence North 89°42'42" West a distance of 645.48 feet to a point;

Thence South 00°31'00" West a distance of 647.76 feet to a point being on the south line of the northeast quarter of Section 20;

Thence South 89°46'19" East along the south line of the northeast quarter of Section 20 a distance of 645.48 feet to a point;

Thence North 00°14'54" West a distance of 647.07 feet to a point and place of beginning.

Also known as Tracts 13 and 14 of Fawn Hills Addition.

Tract 4:

The southeast quarter of Section 20, Township 10 North, Range 4 West of the Indian Meridian, Cleveland County, Oklahoma, LESS AND EXCEPT that portion of said southeast quarter lying south of the centerline of the South Canadian River.

Tract 5:

The north half of the southwest quarter of Section 21, Township 10 North, Range 4 West of the Indian Meridian, Cleveland County, Oklahoma.

Letter of Authorization

I, Tyler & Caitlin Kelley (Native Doodles) or,
Property Owner of Record

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:

Account # 78100

14301 S Rockwell Ave OKC, OK 73173 Cleveland County

Address and/or County Assessor Account Number and County Name

By: Tyler Kelley

Title: Tyler Kelley

Date: 3/11/26

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of said SE/4;

THENCE South 0°06'50" West, along the east line of said SE/4, a distance of 466.69 feet;

THENCE South 89°46'04" West, parallel with the north line of said SE/4, a distance of 466.69 feet;

THENCE North 0°06'50" East, parallel with said east line, a distance of 466.69 feet, to a point on said north line;

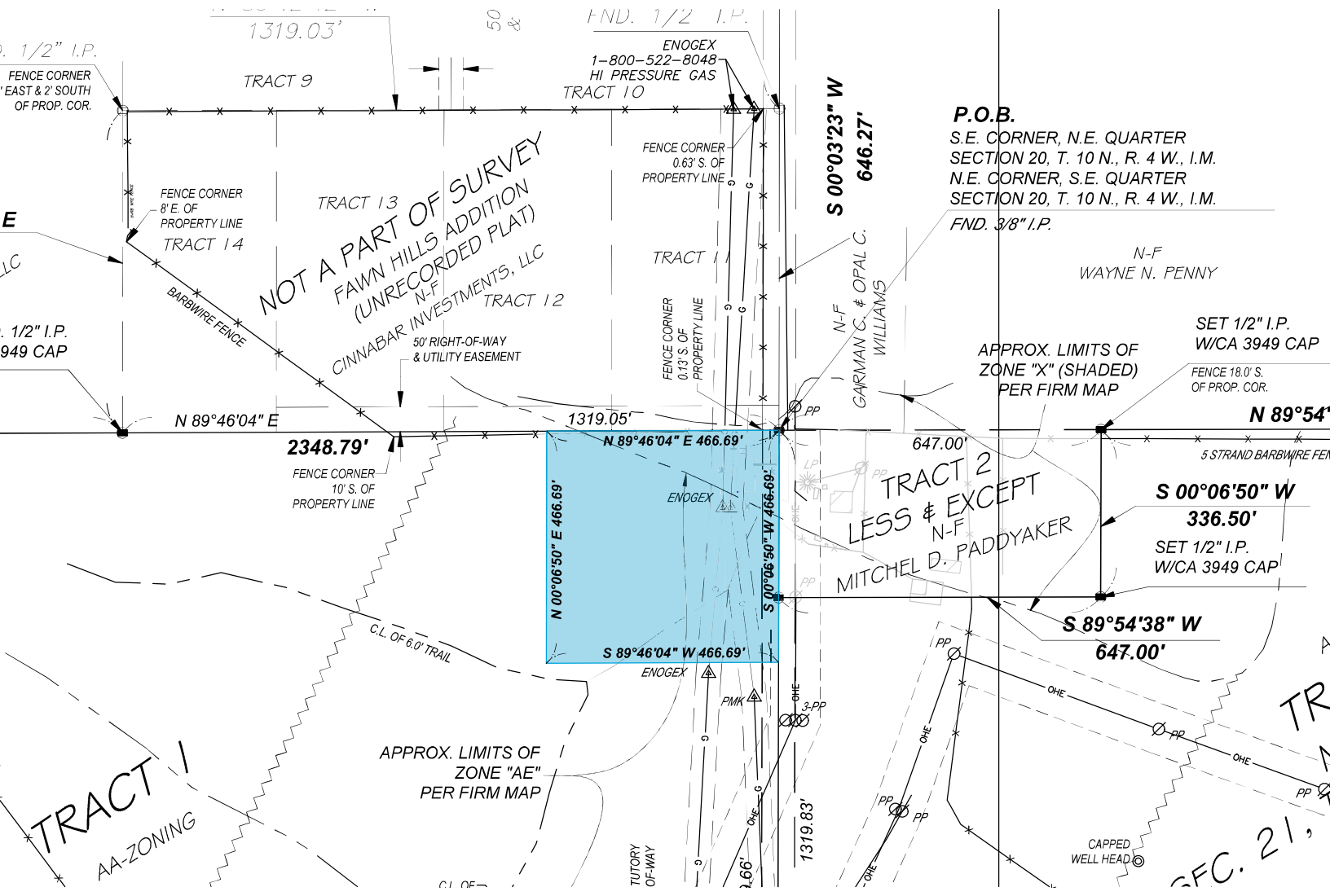
THENCE North 89°46'04" East, along said north line, a distance of 466.69 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 217,800 square feet or 5.0000 acres, more or less.

The bearing of North 89°06'50" East on the north line of the Southeast Quarter (SE/4) of Section 20, Township 10 North, Range 4 West, I.M., was used as the basis of bearing for this description.

Prepared by:

***Justin Smith, PLS No. 1868
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094
Date: 02/23/2026***



AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

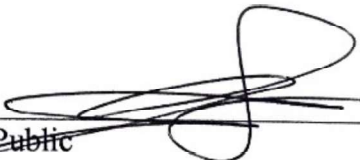
I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 11th day of March, 20 26


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Cleveland, on the 11th day of March, 20 26.

My Commission Expires:
6-1-27


Notary Public
Commission # 23007489



PROPERTY OWNERS REPORT

1). BIRK FAMILY MEDICAID TRUST 7100 SW 139TH ST
OKLAHOMA CITY OK 73173

20-10-4W 5.01 AC TR 10 FAWN HILL SURVEY PRT NE/4

2) PENNY, GERALD RAE & JANICE EARLEN- FAM TRT
13817 S Penny DR
Oklahoma City OK 73173-8706

21 10 4W 7.35 AC PRT NW/4 BEG S1138.5' NW/C E623.46' S50.10' W88' S970' W228' N736.91' W287' N283.09' POB

3).NATIVE DOODLES, INC
1300 S Rockwell AVE Oklahoma City OK 73173

21-10-4W 5AC PRT N/2 SW/4 BEG NW/C E647' S336.5' W647' N336.5' POB

4). TYLER, JOE K
2400 Pantheon CIR
Oklahoma City OK 73170-3236
FOUNTAINS BLKS 6-8 LT 4 BLK 6

5). DOBBS, STANLEY W
6732 SW 134th ST
Oklahoma City OK 73173-8637
21 10 4W 26.666 AC W/2 OF S 2/3 OF E/2 NW/4

6) CINNABAR INVESTMENTS CO LLC PO Box 890670
Oklahoma City OK 73189-0670
**17-10-4W 164.26 AC SW/4 & PRT 20-10-4W BEG NE/C NW/C W1382.56' POB S 42D W168.80' S 54D
W159.18' S 13D W64.68' S 27D W106.02' POB**

7). LEE, DONALD J-LIV TRT
13801 FAWN HILL RD OKLAHOMA CITY OK 73173
**20-10-4W 5.01 AC TR 5 FAWN HILL UNREC SRVY AKA PRT NE/4 BEG 1003.24' S 659.52' W NE/C NE/4 POB
W659.52' S330.13' E659.52' N330.13' POB**

8) WILLIAMS, OPAL C
14012 S Rockwell AVE Oklahoma City OK 73173-8519
**21-10-4W 7.80 AC PRT W/2 NW/4 BEG 1421.59' S NW/C E287' S756.91' W27.77' S461.50' W259.23' N1218.41'
POB**

9). KEMP, STEVEN J & VANESSA R 13816 S PENNY DR
OKLAHOMA CITY OK 73173
21-10-4W 5.1228 AC PRT NW/4 BEG 1138.5' S 673.46' E NW/C E641.12' S426' W482.53' NWLY 453.42' N50' POB

10) YOUNG, LEROY E INVESTMENTS LLC 1915 HUNTINGTON AVE
NICHOLS HILLS OK 73116
20-10-4W 10 AC TR 6 AND 7 FAWN HILL SURVEY PRT

11) PENNY, WAYNE N & CATHERINE V 13820 S Penny DR
Oklahoma City OK 73173-8706



THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD -

MASTER DESIGN STATEMENT FOR

HOMA HOUSE

March 10th, 2026

PREPARED BY:

HOMA HOUSE at HOMA FARM
Tyler & Caitlin Kelley 14301 S. Rockwell Ave
Oklahoma City, OK 73173
405-985-9624 Cait@homafarm.com

SPUD-..... MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1.This site will be developed in accordance with the regulation of the **A-A Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8300.55. Participant Recreation and Entertainment: Indoor. Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, dance halls, gymnasiums, health clubs, skating rinks and arcades. Any spectators would be incidental to the participant recreation activity.

8300.56. Participant Recreation and Entertainment: Outdoor. Those participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, batting cages, go-cart tracks, drive-in theaters and amusement parks.

1.1 Minimum Lot Size: 5 acres

1.2 Minimum Lot Width: 150ft

2. Maximum Building Height: 45ft

3. Maximum Building Size: Not applicable

4. Maximum Number of Buildings: Not applicable

1. Building Setback Lines:

North: 25ft

South: 25ft

East: 50ft

West: 25ft

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

5. **Sight-proof Screening:** Any current screenings and landscaping shall be deemed sufficient for this SPUD
6. **Landscaping:** Any current screenings and landscaping shall be deemed sufficient for this SPUD
7. **Signs:** No signs on site
 - **8.1 Free standing signs:**
 - **8.2 Attached signs:**
 - **8.3 Off-Premise signs / Billboards:**
 - **8.4 Electronic Message Display signs:**
9. **Access:** The SPUD shall be served by one (1) primary access drive, which is off south Rockwell Ave.
10. **Sidewalks:** Not applicable

II. Other Development Regulations: All current buildings, improvements and operations on the property shall be deemed permissible under this SPUD and permitted to remain currently constructed and utilized. All new buildings and improvements shall be in accordance with the regulations set forth herein.

The Use and Development Regulations of the AA, Agricultural District shall govern this PUD except as modified below.

1. Architecture:

The architectural character of HOMA House emphasizes restraint, permanence, and contextual compatibility. Design principles include: Simple building forms and rooflines, Stucco exterior. Natural and neutral exterior materials, Residential-scale detailing. Absence of overt commercial features. The building is intended to read as small charming structure rather than a commercial facility.

2. Open Space: The SPUD site encompasses approximately 5 acres Proposed development includes a 2,781-square-foot structure; 2,348 square foot wrap around porch and attached storage area of 264 square feet with approximately 11,460 square feet of parking area. This configuration maintains an estimated Open Space Ratio of 92%.

3. Street Improvements: Not Applicable

4. Site Lighting: The Current lighting shall be sufficient within this SPUD.

5. Dumpsters: Dumpster should be located no closer than Three-hundred (300) feet from all property lines

6. **Parking:** The existing parking shall be deemed permitted for this SPUD.
7. **Maintenance:** The property owner shall be responsible for the perpetual maintenance of all privately owned improvements, common open space, drainage areas, parking areas, and other common facilities associated with the SPUD.
8. **Drainage:** The subject parcel shall meet the requirements of Oklahoma City Municipal code, as amended. Development in or modification of the floodplain shall be avoided.
9. **Other:**

III. Supporting Documents: This Master Design Statement reflects the applicant's commitment to developing and operating HOMA House as a carefully managed, low-impact private venue.

The Simplified Planned Unit Development is requested to provide long-term clarity, accountability, and protection for both the City of Oklahoma City and surrounding property owners.

Exhibit A: Legal Description

Exhibit B: Site Plan

[illegible]

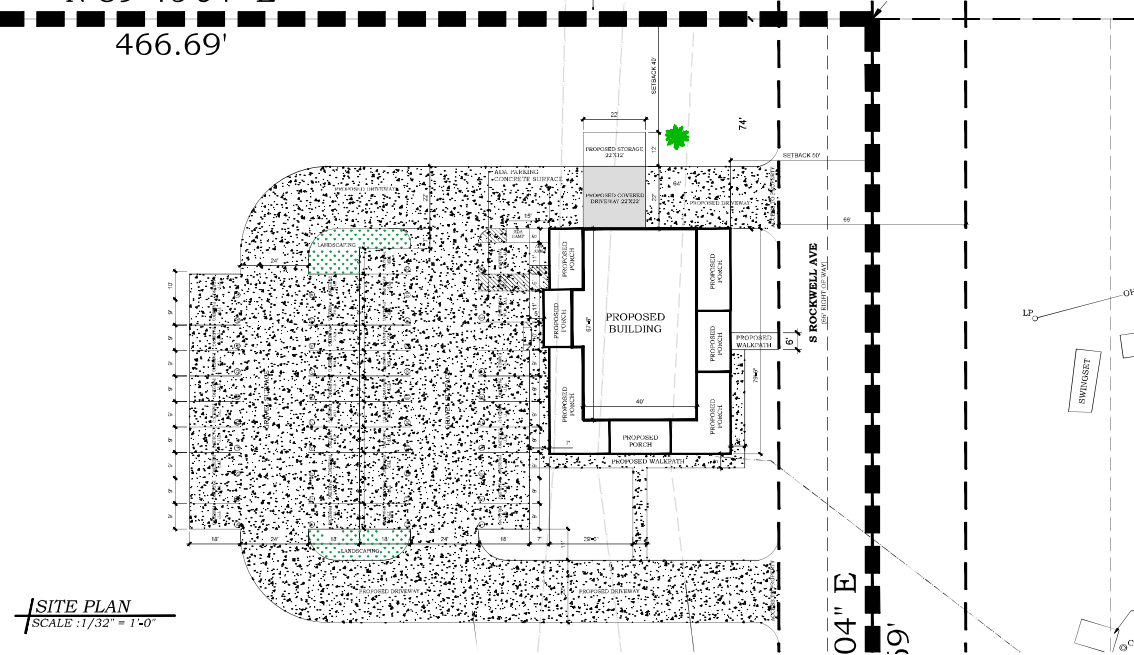
SPED REZONING - PROPOSED MASTER DEVELOPMENT PLAN MAP ROMA PROCEE AT ROMA FARM

PROJECT FOR: HUD REZONING
ADDRESS: 14901 S. ROCKWELL AVE OKLAHOMA CITY, OK 73170

MIN LOT AREA:	5 ACRES
MIN LOT WIDTH:	150 FEET
MAX BUILDING HEIGHT:	45 FEET
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	25 FEET
REAR YARD SETBACK:	25 FEET

LOT SIZE:	5 ACRES
PROPOSED BUILDING SIZE:	2,781 SQFT
PROPOSED PORCH AREA:	2,248 SQFT
PROPOSED STORAGE AREA:	264 SQFT
PROPOSED FRONT PORCH/PAVILION AREA (ACROSS LOT WIDTH):	11,660 SQFT
	330.0 FEET
BUILDING HEIGHT:	SINGLE STORY, 20.66 FEET
FRONT YARD:	50 FEET
SIDE YARD:	40 FEET
REAR YARD:	225.66 FEET

8250-2. COMMUNITY PRESENTATION: CITY OF LOS ANGELES	GENERAL LOS ANGELES COUNTY
--	-------------------------------



1. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHOOTING, CRACKING, AND DEMOLITION
AT THE PROPERTY. THE LANDMANMENTS AND EXISTING REHABILITATION HAVE BEEN
INTEGRATED WITH THIS NEW PLAN.

2. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT
SHALL BE INSTALLED PRIOR TO EXCAVATION AND OR FOUNDATION REPAIRING.

3. WATER SHALL BE PROVIDED IN THE SITE AND USED TO CONTROL DUST.

4. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. THE FRESH GRASS
SHALL BECOME A MIX OF 90% OR 5 TO A POINT 10 FEET FROM BUILDING
FOUNDATIONS FOR AN APPROXIMATE ALTERNATE METHOD OF DIVERTING WATER
AWAY FROM THE FOUNDATION. THE DRAINAGE SHALL BE 2% TO THE NORTH
FOR THE EXISTING FOUNDATION SHALL EXIST AND THE FRESH GRASS FOR

2. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND EACH STORY AND BASINENT FOR DWELLING WITH MORE THAN ONE STORY, SMOKE ALARMS SHALL



PROJECT FOR

NO.	REVISION

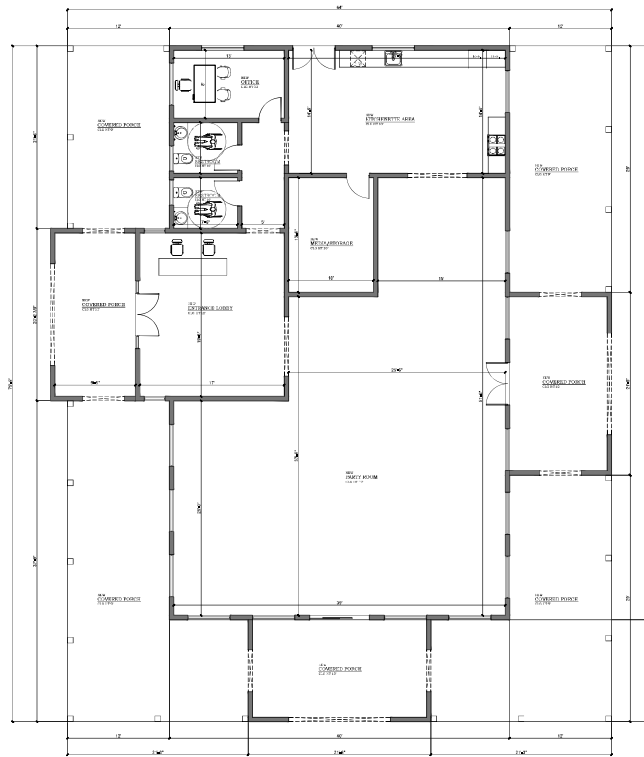
DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET

A01



PROPOSED
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND	
	NEW EXTERIOR WALL 8" CMU
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

PROJECT FOR

NO.	REVISION

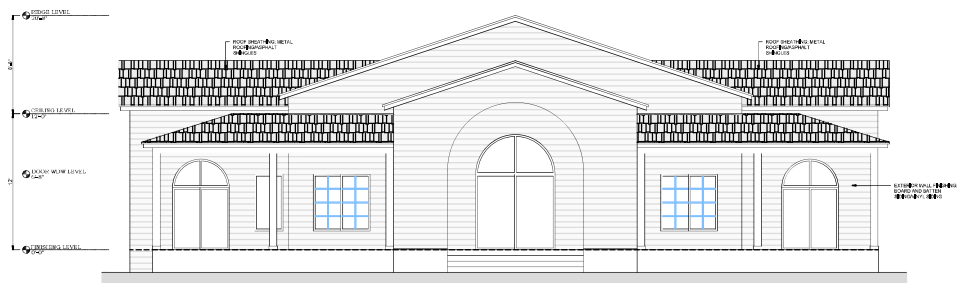
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DATE: 03-09-2026

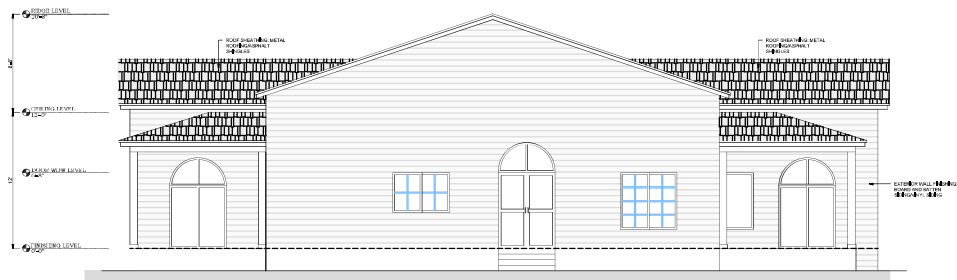
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A02



PROPOSED LEFT
SOUTH ELEVATION
 SCALE : 1/4" = 1'-0"



PROPOSED RIGHT
NORTH ELEVATION
 SCALE : 1/4" = 1'-0"

PROJECT FOR

NO.	REVISION

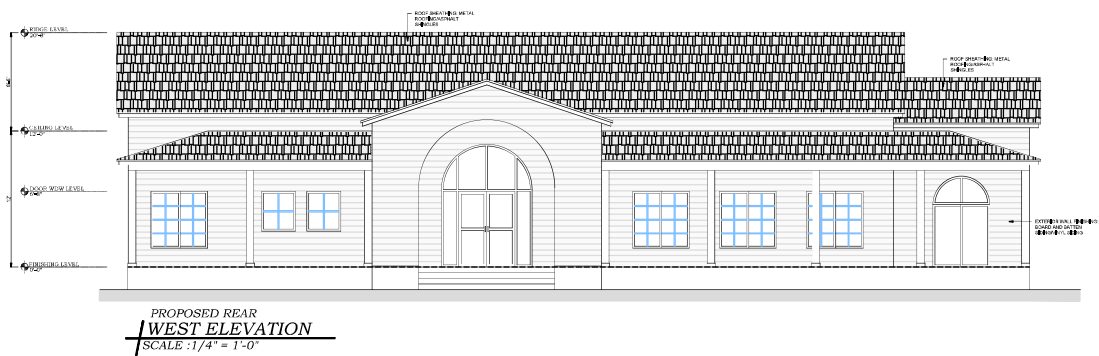
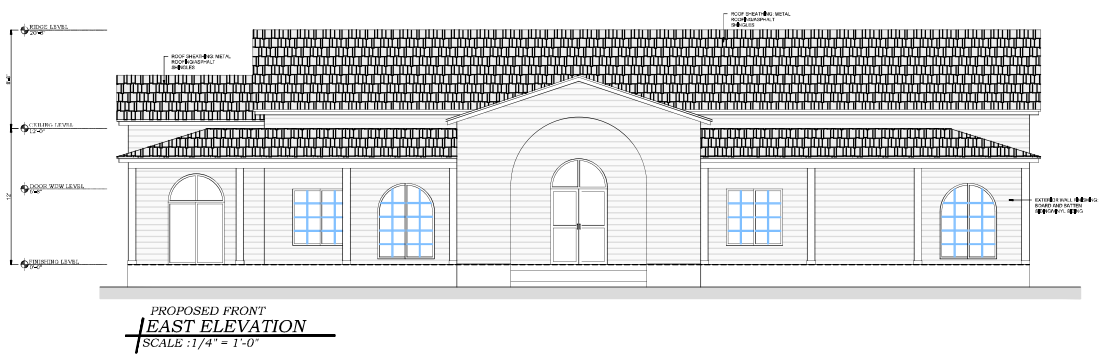
DRAWING NO.:

DATE: 03-09-2026

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A03



PROJECT FOR

NO.	REVISION

DRAWING NO.

DATE: 03-09-2026

DRAWN BY:

SHEET:

A04





CASENO	NAME	MAILINGADDRESS	CITY	ZIPCODE
SPUD-1824	CAITLIN KELLEY	14201 S ROCKWELL AVE	OKLAHOMA CITY, OK	73173
SPUD-1824	MOORE SCHOOL DISTRICT, JEFF HORN	1500 SE 4TH	MOORE, OK	73160
SPUD-1824	BIRK FAMILY MEDICAID TRUST	7100 SW 139TH ST	OKLAHOMA CITY, OK	73173
SPUD-1824	CINNABAR INVESTMENTS CO LLC	PO Box 890670	OKLAHOMA CITY, OK	73189
SPUD-1824	DOBBS, STANLEY W	6732 SW 134th ST	OKLAHOMA CITY, OK	73173
SPUD-1824	KEMP, STEVEN J & VANESSA R	13816 S PENNY DR	OKLAHOMA CITY, OK	73173
SPUD-1824	LEE, DONALD J-LIV TRT	13801 FAWN HILL RD	OKLAHOMA CITY, OK	73173
SPUD-1824	NATIVE DOODLES, INC	1300 S Rockwell AVE	OKLAHOMA CITY, OK	73173
SPUD-1824	PENNY, GERALD RAE & JANICE EARLEN- FAM TRT	13817 S Penny Dr	OKLAHOMA CITY, OK	73173
SPUD-1824	PENNY, WAYNE N & CATHERINE V	13820 S Penny Dr	OKLAHOMA CITY, OK	73173
SPUD-1824	TYLER, JOE K	2400 Pantheon Cir	OKLAHOMA CITY, OK	73170
SPUD-1824	WILLIAMS, OPAL C	14012 S Rockwell Ave	OKLAHOMA CITY, OK	73173
SPUD-1824	YOUNG, LEROY E INVESTMENTS LLC	1915 HUNTINGTON AVE	NICHOLS HILLS, OK	73116

APPROVED

07-07-2026

BY THE CITY COUNCIL
Christy M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1824
MASTER DESIGN STATEMENT FOR

Homa House

March 10, 2026
April 09, 2026
May 08, 2026

PREPARED BY:

Homa House at Homa Farm
Tyler & Caitlyn Kelley
14301 South Rockwell Avenue
Oklahoma City, Oklahoma, 73173
(405) 985-9624
[*Cait@homafarm.com*](mailto:Cait@homafarm.com)

SPUD-1824 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 **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

(8200.14) Single-Family Residential

(8300.55) Participant Recreation and Entertainment: Indoor.*

(8300.56) Participant Recreation and Entertainment: Outdoor.*

- * Shall be limited to a event center / venue. Venue space will be private and by appointment only and is limited to the 5-acre property within this SPUD. Event hours of operation shall be 9am to 9pm, seven days a week. The maximum number of guests or participants allowed is 40.

1.1 Minimum Lot Size: 5 Acres

1.2 Minimum Lot Width: 150 feet

2. **Maximum Building Height:** 45 feet
3. **Maximum Building Size:** Per Code.
4. **Maximum Number of Buildings:** Per Code.
5. **Building Setback Lines:**

North: 25 feet

South: 25 feet

East: 50 feet

West: 25 feet

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

6. **Sight-proof Screening:** Per Code.
7. **Landscaping:** Shall be in accordance with the base and overlay zoning district regulations 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:** The SPUD shall be served by one (1) primary access drive, which is off south Rockwell Ave.
10. **Sidewalks:** Not required.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
2. **Open Space:** Per Code.

3. **Street Improvements:** Not required.
4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended. Dumpsters should be located no closer than three-hundred (300) feet from all property lines.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that all parking shall be located to the side or behind the building. Pervious paving may be used for parking areas, driveways, and pathways, subject to Public Works' review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas.
7. **Maintenance:** The property owner shall be responsible for the perpetual maintenance of all privately owned improvements, common open space, drainage areas, parking areas, and other common facilities associated with the SPUD.
8. **Drainage:** The subject parcel shall meet the requirements of Oklahoma City Municipal code, as amended. Development in or modification of the floodplain shall be avoided.

III. Supporting Documents:

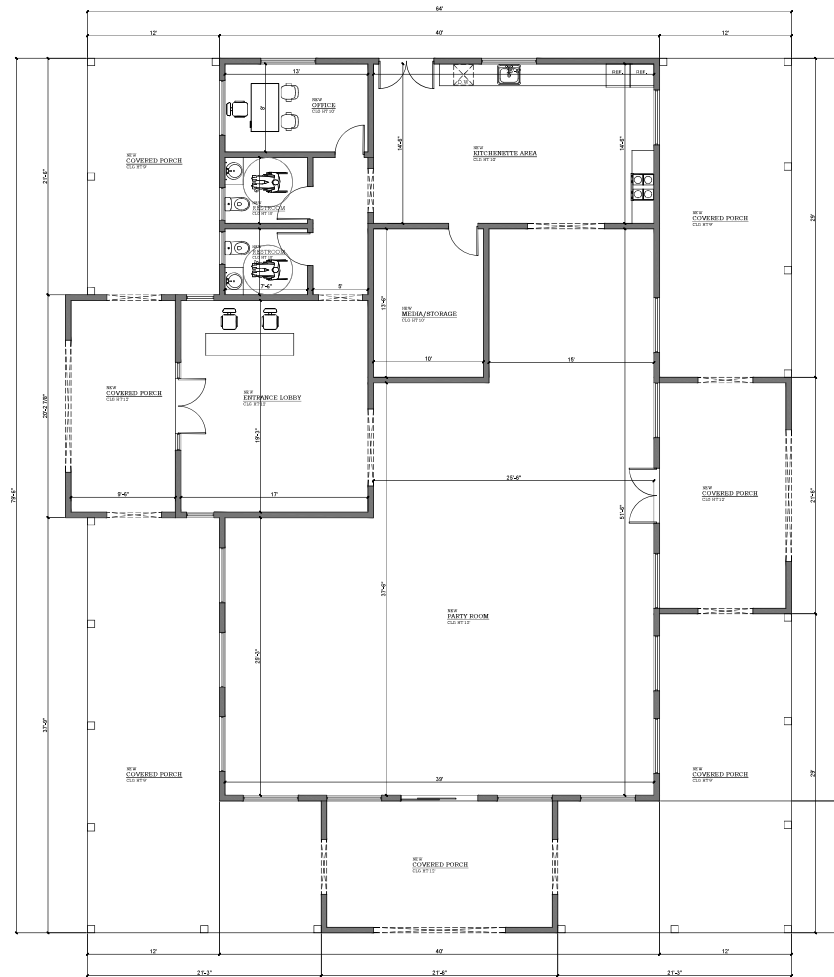
Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Renderings

SPUD-1824 Exhibit A – Legal Description

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of said SE/4; THENCE South $0^{\circ}06'50''$ West, along the east line of said SE/4, a distance of 466.69 feet; THENCE South $89^{\circ}46'04''$ West, parallel with the north line of said SE/4, a distance of 466.69 feet; THENCE North $00^{\circ}06'50''$ East, parallel with said east line, a distance of 466.69 feet, to a point on said north line; THENCE North $89^{\circ}46'04''$ East, along said north line, a distance of 466.69 feet to the POINT OF BEGINNING.



PROPOSED
FIRST FLOOR PLAN
 SCALE : 3/16" = 1'-0"

WALL LEGEND	
	NEW EXTERIOR WALL 8" CMU
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

PROJECT FOR

NO.	REVISION

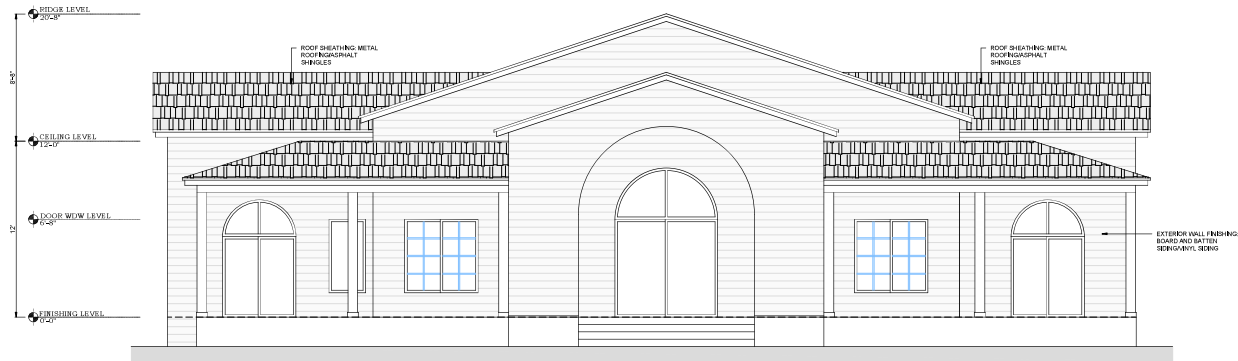
DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET:

A02



PROPOSED LEFT
/SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED RIGHT
/NORTH ELEVATION
SCALE : 1/4" = 1'-0"

PROJECT FOR

NO.	REVISION

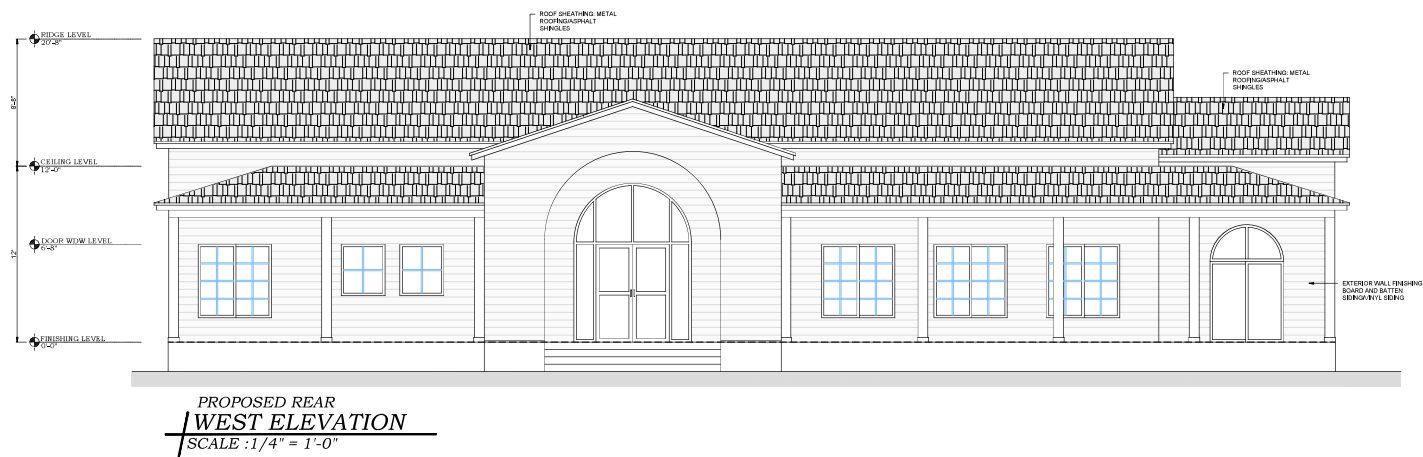
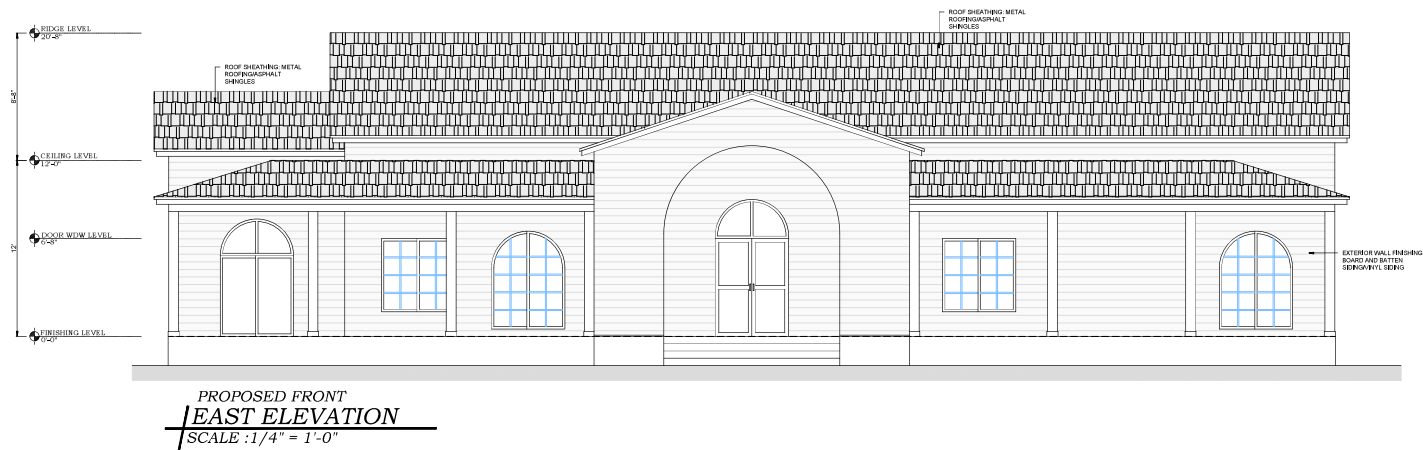
DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET:

A03



PROJECT FOR

NO.	REVISION

DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET:

A04





CASE NUMBER: SPUD-1824

This notice is to inform you that **Tyler and Caitlin Kelley on behalf of Native Doodles, Inc.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1824 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 7, 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:

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of said SE/4; THENCE South 00°06'50" West, along the east line of said SE/4, a distance of 466.69 feet; THENCE South 89°46'04" West, parallel with the north line of said SE/4, a distance of 466.69 feet; THENCE North 00°06'50" East, parallel with said east line, a distance of 466.69 feet, to a point on said north line; THENCE North 89°46'04" East, along said north line, a distance of 466.69 feet to the POINT OF BEGINNING.

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 2nd day of June 2026.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



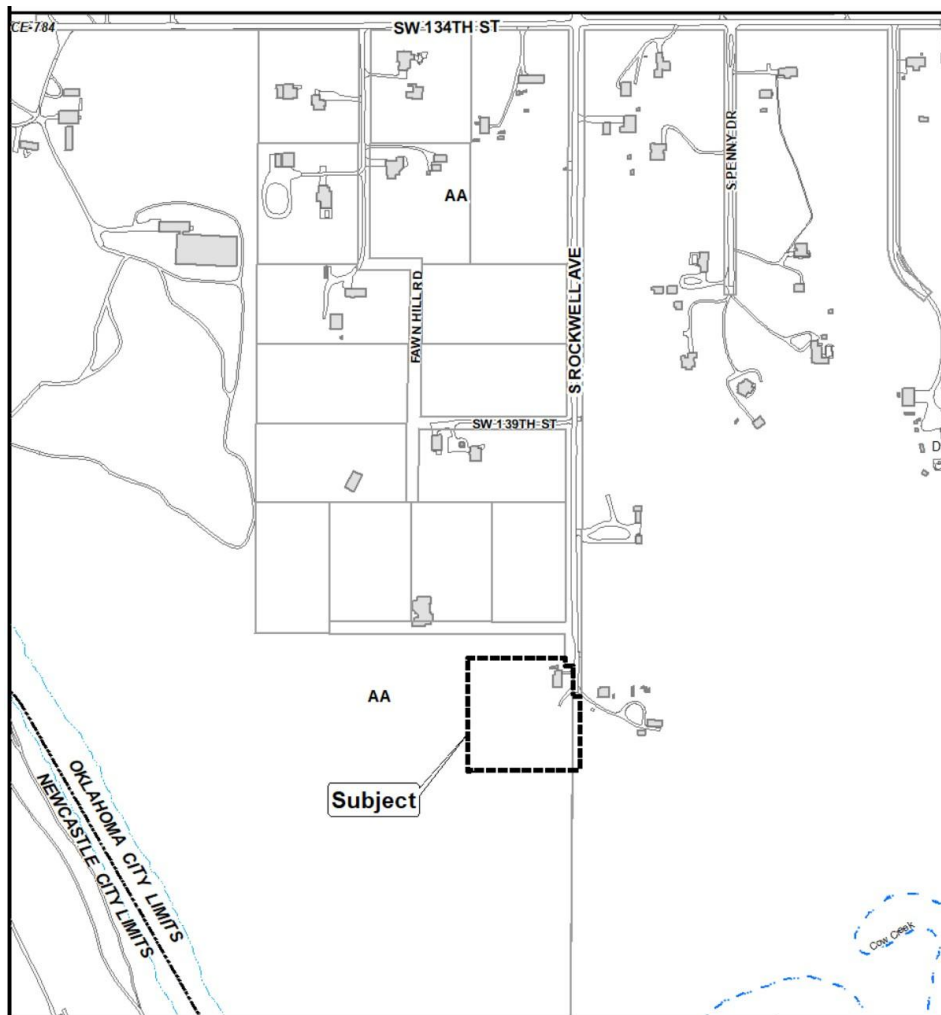
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1824

FROM: AA Agricultural District

TO: SPUD-1824 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 14301 S Rockwell Avenue



PROPOSED USE: The purpose of this application is to allow an indoor/outdoor event venue.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **AA Agricultural District** (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-1824

LOCATION: 14301 S Rockwell Avenue

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-1824 Simplified Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on July 7, 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:

LEGAL DESCRIPTION:

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of said SE/4; THENCE South 00°06'50" West, along the east line of said SE/4, a distance of 466.69 feet; THENCE South 89°46'04" West, parallel with the north line of said SE/4, a distance of 466.69 feet; THENCE North 00°06'50" East, parallel with said east line, a distance of 466.69 feet, to a point on said north line; THENCE North 89°46'04" East, along said north line, a distance of 466.69 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow an indoor/outdoor event venue.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **AA Agricultural District** (OKC Zoning Ordinance, 2020).

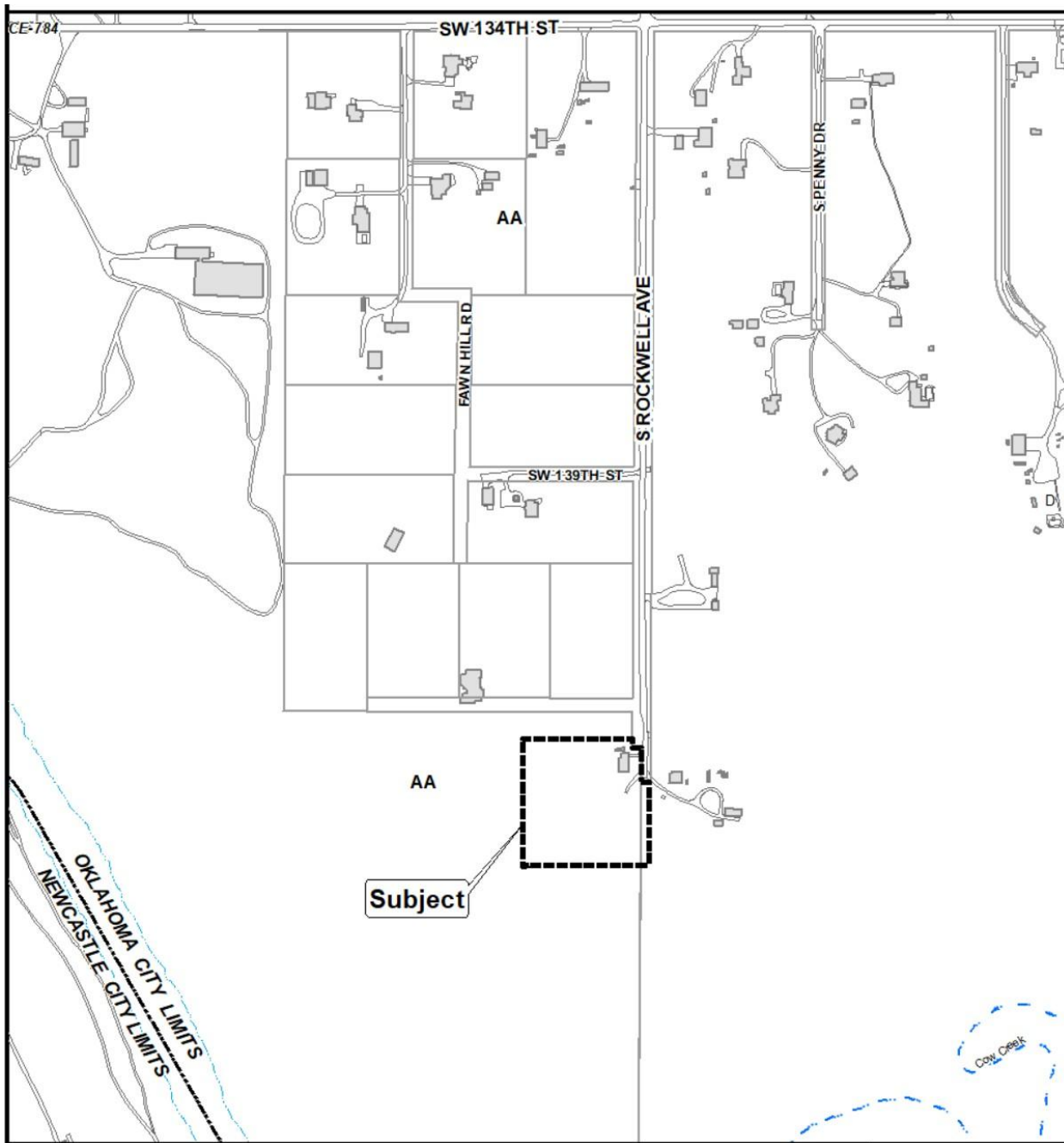
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 2nd day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

11. (SPUD-1824) Application by Caitlin Kelley to rezone 14301 South Rockwell Avenue from AA Agricultural District to SPUD-1824 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Add use unit (8200.14) Single-Family Residential to the permitted uses.
2. Specify in the Master Design Statement that an event center/venue is allowed.
3. ~~A maximum of two driveways shall be allowed within the SPUD boundary.~~
4. Pervious paving may be used for parking areas, driveways, and pathways, subject to Public Works' review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas.
5. Hours of Operation shall be 9am to 9pm, seven days a week.
6. The maximum number of guests or participants allowed is 40.
7. Event center activities are limited to the 5-acre property.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY MILNER

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

ABSENT: NEWMAN, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026

Item No. IV. 11.

(SPUD-1824) Application by Native Doodles, Inc. to rezone 14301 South Rockwell Avenue from AA Agricultural District to SPUD-1824 Simplified Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant

Caitin Kelley
Native Doodles, Inc.
(405) 985-9624

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow an indoor/outdoor event venue.

B. EXISTING CONDITIONS

1. Size of Site: 5 Acres

2. School District: Moore

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	AA
Land Use	Residential	Residential	Residential	Undeveloped	Undeveloped

4. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

Comprehensive Plan Land Uses Typology Layer: Agricultural Preserve (AP)

AP preserves large scale acreages used primarily for agricultural purposes that are within the municipal boundaries. A large portion of the AP area consists of undevelopable floodplains. Existing development patterns are expected to remain unchanged for a long period of time, allowing agricultural operations to exist and thrive at different scales. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

(8300.55) Participant Recreation and Entertainment: Indoor.

(8300.56) Participant Recreation and Entertainment: Outdoor.

1.1 Minimum Lot Size: 5 Acres

1.2 Minimum Lot Width: 150 feet

2. **Maximum Building Height:** 45 feet
3. **Maximum Building Size:** Per Code.
4. **Maximum Number of Buildings:** Per Code.
5. **Building Setback Lines:**

North: 25 feet

South: 25 feet

East: 50 feet

West: 25 feet

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

6. **Sight-proof Screening:** Per Code.
7. **Landscaping:** Shall be in accordance with the base and overlay zoning district regulations 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:** The SPUD shall be served by one (1) primary access drive, which is off south Rockwell Ave.
10. **Sidewalks:** Not required.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
2. **Open Space:** Per Code.
3. **Street Improvements:** Not required.
4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended. Dumpsters should be located no closer than three-hundred (300) feet from all property lines.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that all parking shall be located to the side or behind the building.
7. **Maintenance:** The property owner shall be responsible for the perpetual maintenance of all privately owned improvements, common open space, drainage areas, parking areas, and other common facilities associated with the SPUD.

8. **Drainage:** The subject parcel shall meet the requirements of Oklahoma City Municipal code, as amended. Development in or modification of the floodplain shall be avoided.
9. **Other:** Venue space will be private and by appointment only. Hours will vary but when rented will be catered towards, meetings and small gatherings.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan

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):** Fire water supply will be required as part of the building permit for this use / improvement.
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) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency

(FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.

- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department’s Engineering staff must review and approve these elevations prior to any development.
- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) 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.
- 8) 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.*
- 9) 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.
- 10) 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.
- 11) 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.

- 12) All private roads and streets shall have a private storm sewer system.
- 13) Section Drainage states that development or modification of the floodplain should be avoided. However, the entire SPUD is located within a FEMA-mapped floodplain. If the site is to be developed, it will require a flood study, and a FEMA Letter of Map Revision (LOMR) will need to be approved in accordance with Chapter 16 of the Oklahoma City Municipal Code (2020, as amended).
- 14) Details of the drives and parking areas should be provided prior to approval of this SPUD. Driveway construction within the public R/W must be in accordance with the applicable City of OKC Standards.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

c. Wastewater Availability:

1. No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

5. Planning Department:

a. Comprehensive Plan Considerations

The site is within the Rural - Low (RL) Intensity LUTA, and in an area where the Agricultural Preserve (AP) Layer applies. Policies for each are listed below.

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways. (RL & AP)
- Utilize Best Management Practices (BMP) for stormwater whenever possible. (RL)

Floodway and 100-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual site plan shows a building fronting South Rockwell Avenue with a gravel parking lot behind the building.

Location (RL): Support limited amounts of commercial in rural areas appropriate to the needs of rural residents and passersby. Commercial uses in rural areas should be located in small clusters either on uninterrupted arterials or at freeway interchanges. *The subject site is located at the terminus of South Rockwell Ave. The SPUD allows only indoor/outdoor participation uses.*

- 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” and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 conceptual site plan shows a new building fronting South Rockwell Avenue with 40 parking spaces in a gravel lot behind the building on the 5-acre site. Building height will be limited to 45 feet. Setbacks will measure 25 feet to the north, 25 feet to the south, 50 feet to the east and 25 feet to the west. Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Dumpsters shall be located no closer than 300 feet from all property lines. Landscaping and screening shall be per code.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD is requested to allow both indoor*

and outdoor Participant Recreation and Entertainment which may create noise, spill light, or detectable odors above those found in typical residential settings. Potential operational impacts are identified across South Rockwell Avenue, to the east, and immediately to the north, near single-family residences. Some event venue S/PUDs have established hours of operation to help mitigate for noise.

3) Service Efficiency:

- Water: *Potential Connectivity*
- Sewer: *Potential Long-Term Connectivity*
- Fire Service: *Longer Than Rural Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the entirety of the subject site in the form of 100-year floodplain. Floodway and 100-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain.*
- Upland Forests: N/A

5) Transportation System: This site is located along the west side of South Rockwell Avenue, a Section Line Road that terminates at the subject site, and is classified as a Neighborhood Street in the Rural Low LUTA by the comprehensive plan. Transit (bus) service is not available nearby.

b. Plan Conformance Considerations

The subject site is located south of SW 134th Street, along the west side of South Rockwell Avenue, which terminates near the subject site's northern boundary. The site is near the city limits, which end near the river, and the town of Newcastle. The site is currently zoned Agricultural District (AA) and developed with a single-family home on a 162-acre parcel. All surrounding land is zoned AA. Single-family homes are located to the north and east. The 100-year floodplain is located on the subject site.

The SPUD is requested to allow indoor and outdoor event venue, with uses limited to Participant Recreation and Entertainment uses, on a 5-acre portion of the overall parcel. The conceptual site plan shows a new building fronting South Rockwell Avenue with 40 parking spaces in a gravel lot behind the building. Building height will be limited to 45 feet. Setbacks will measure 25 feet to the north, 25 feet to the south, 50 feet to the east and 25 feet to the west. Dumpsters shall be located no closer than 300 feet from the property lines (north and east). Potential operational impacts are identified with the outdoor event use near residences. The SPUD contemplates small gatherings. Mitigation measures could include establishing hours of operation for events.

Modifications to the SPUD should be to allow two driveways as shown on the exhibit, and to retain the single-family residential use, which would be limited to one home on the 5-acre parcel. Staff recommends specifying that an event center/venue is allowed. If gravel/pervious paving is requested, the Master Design Statement will need to allow for it.

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 subject to the following Technical Evaluation:

1. Add use unit (8200.14) Single-Family Residential to the permitted uses.
2. Specify in the Master Design Statement that an event center/venue is allowed.
3. A maximum of two driveways shall be allowed within the SPUD boundary.
4. Pervious paving may be used for parking areas, driveways, and pathways, subject to Public Works' review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas.

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.

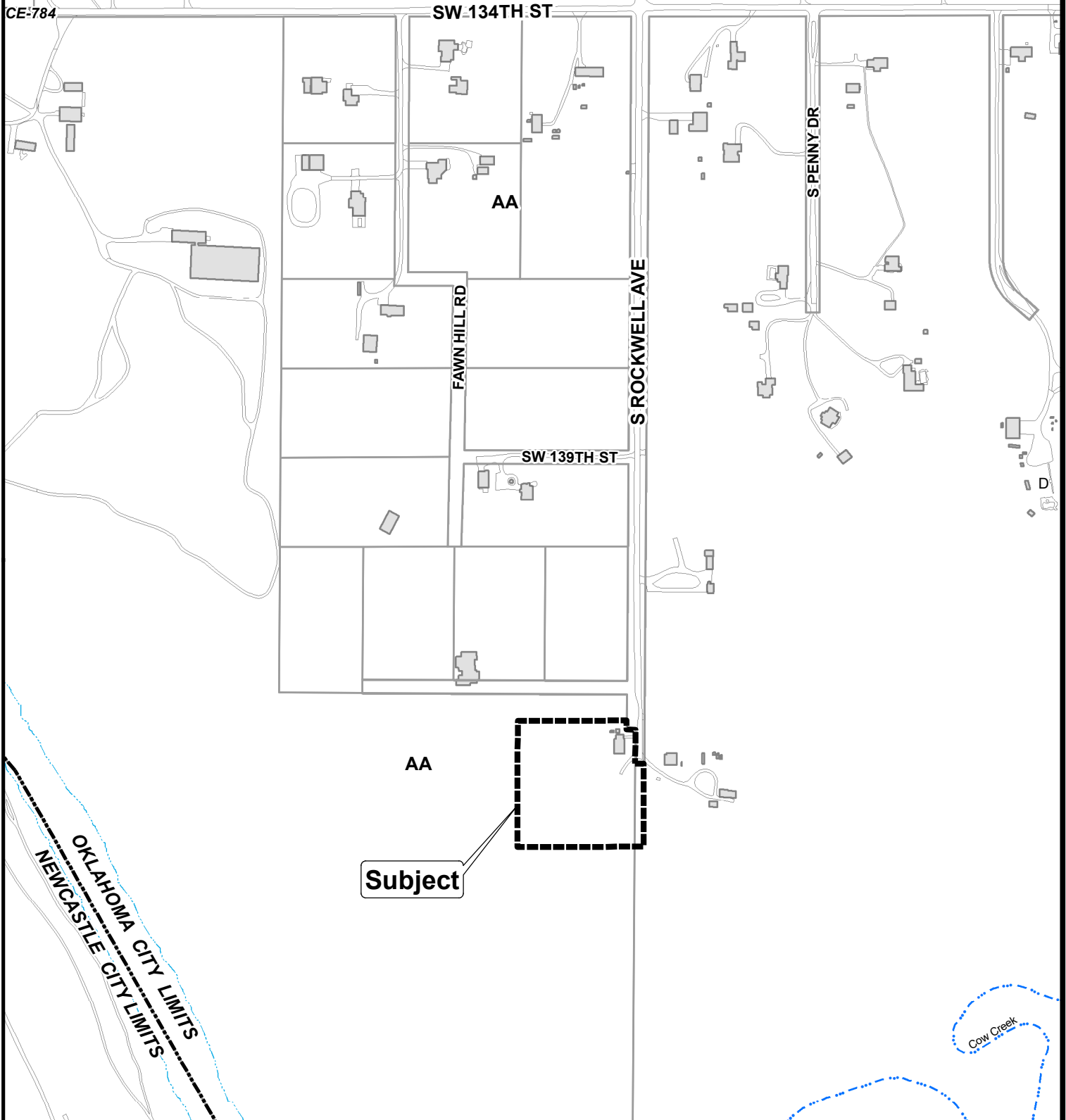
taj

Case No: SPUD-1824

Applicant: Native Doodles, Inc.

Existing Zoning: AA

Location: 14301 S. Rockwell Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 250 500
Feet

GENERAL NOTES

- [illegible]

SCOPE OF WORK

SPUD REZONING - PROPOSED MASTER DEVELOPMENT PLAN MAP HOMA HOUSE AT HOMA FARM

PROPERTY INFORMATION

PROJECT FOR: SPUD REZONING
ADDRESS: 14301 S. ROCKWELL AVE OKLAHOMA CITY, OK 73173
PARCEL NUMBER:
LOT SIZE: 5 ACRES / 217,860 SQUARE FEET

ZONING REQUIREMENTS

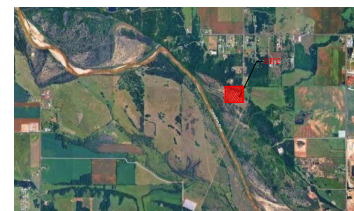
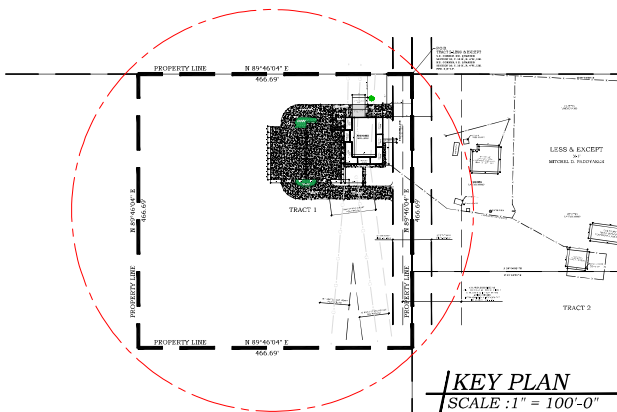
MIN LOT AREA:	5 ACRES
MIN LOT WIDTH:	150 FEET
MAX BUILDING HEIGHT:	45 FEET
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	25 FEET
REAR YARD SETBACK:	25 FEET
MAX LOT COVERAGE:	100% (NON-RESIDENTIAL USE)

PROPOSED BUILDING-LOT DESCRIPTION

LOT SIZE:	5 ACRES
PROPOSED BUILDING SIZE:	2,781 SQFT
PROPOSED PORCH AREA:	2,348 SQFT
PROPOSED STORAGE AREA:	264 SQFT
PROPOSED PAVED ASPHALT AREA (PARKING):	11,460 SQFT
LOT WIDTH:	336.5 FEET
BUILDING HEIGHT:	SINGLE STORY, 20.66 FEET
FRONT YARD:	50 FEET
SIDE YARD:	40 FEET
REAR YARD:	225.66 FEET
LOT COVERAGE:	16853 SQFT
ESTIMATED COVERAGE:	10%

PARKING CALCULATION

8250 S. COMMUNITY RECREATION CLUB HOUSES:	GENERAL
PROPOSED BUILDING SIZE:	1/100 SQFT GFA
PARKING REQUIRED:	2,781 SQFT
PROPOSED PARKING:	27.81 SPACES
	40 PARKING SPACES, 2 OF WHICH
	AREA ADA COMPLIANT AT RATIO OF 1
	PARKING SPACE PER 69.5 SQFT

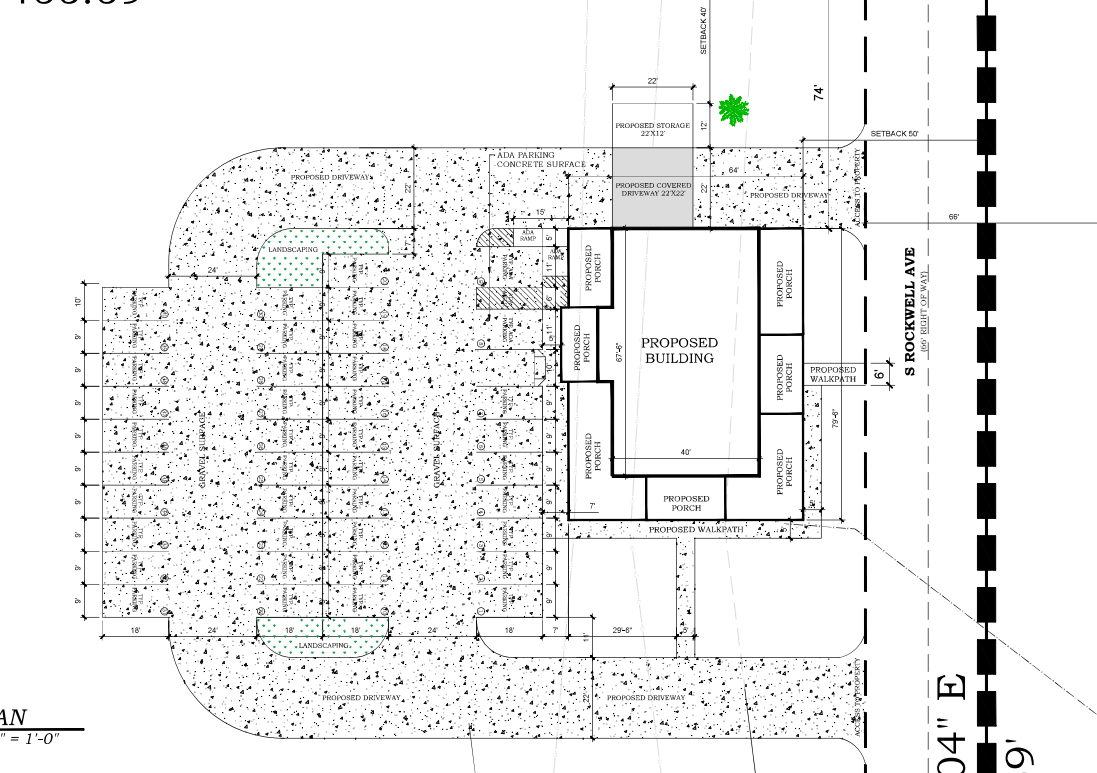


VICINITY MAP

/KEY PLAN

SCALE : 1" = 100'-0"

466.69'



GENERAL REQUIREMENTS

1. SEPARATE PERMIT MAY BE REQUIRED FOR MECHANICAL ELEVATION, FLOODING, SHORING, GRADING, AND DEMOLITION.
2. ALL PROPERTY LINES, BASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
3. A SAFETY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND OR FOUNDATION TRENCING.
4. WATER SHALL BE PROVIDED ON THE SITE AND USES TO CONTROL DUST.
5. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. THE FIRE GRADE SHALL BE MAINTAINED AT ALL TIMES. A 15' TO A 20' DE FEET FROM BUILDING FOUNDATION OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALLS SHALL SLOPE A MINIMUM OF 2% THE TOP OF THE EXCAVATION OR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET QUATER A MINIMUM 12" OR 3'.

FIRE PROTECTION

1. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND EACH STORY AND ATTACHED GARAGE. EACH SMOKE ALARM SHALL BE INTERCONNECTED SO THAT ACTUATION OF A ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT IN NEW CONSTRUCTION. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE HOME'S MAIN ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL [B314].
2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING AREA, AND IN EACH GARAGE. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNITS SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING UNIT. CARBON MONOXIDE ALARMS SHALL BE

1/SITE PLAN

SCALE : $1/32" = 1'-0"$

PROJECT FOR

NO.	REVISION

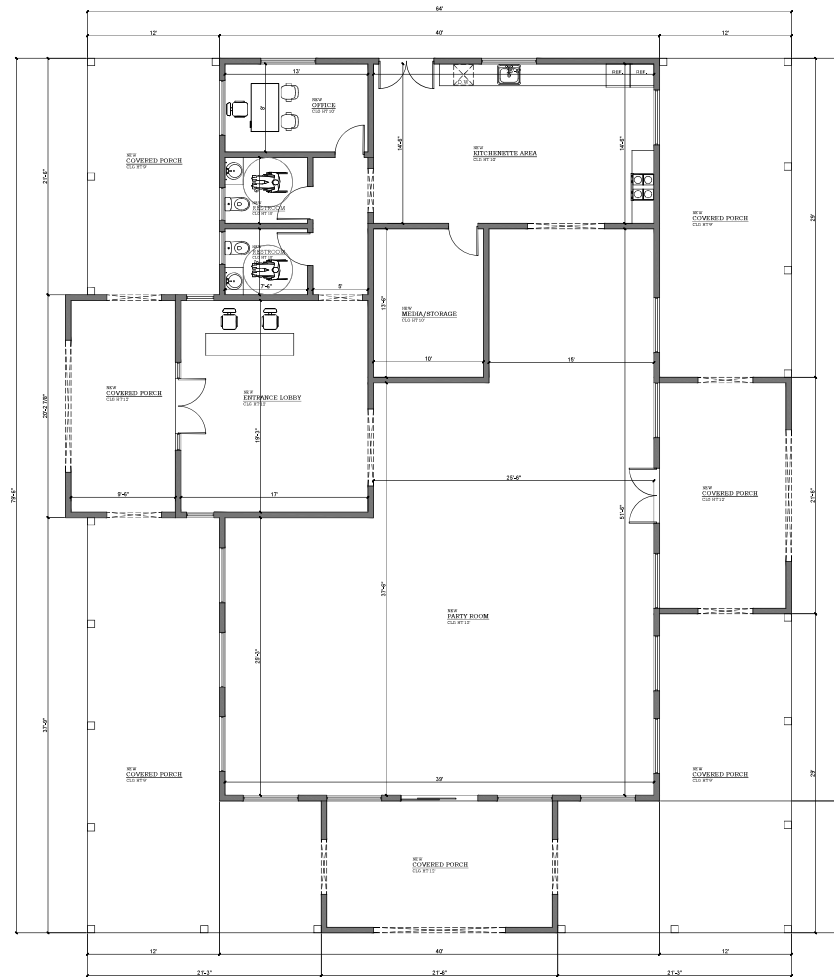
DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET:

A01



PROPOSED
FIRST FLOOR PLAN
 SCALE : 3/16" = 1'-0"

WALL LEGEND	
	NEW EXTERIOR WALL 8" CMU
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

PROJECT FOR

NO.	REVISION

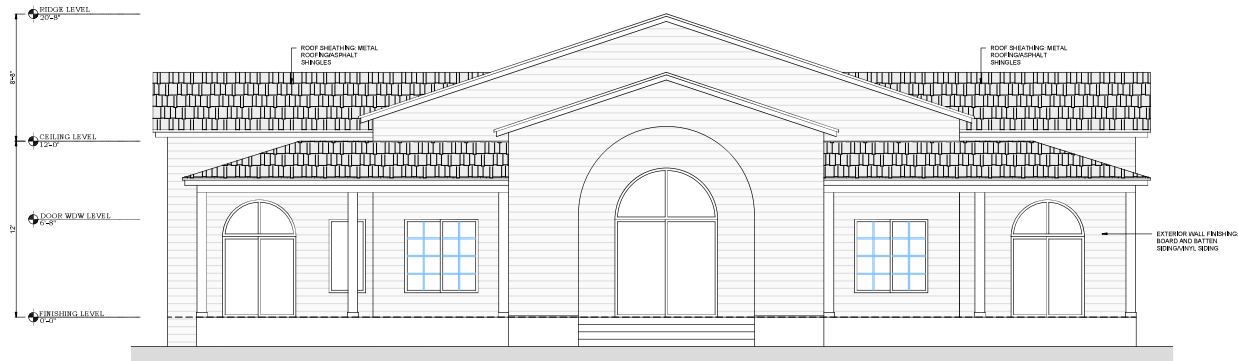
DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET:

A02



PROPOSED LEFT
/SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED RIGHT
/NORTH ELEVATION
SCALE : 1/4" = 1'-0"

PROJECT FOR

NO.	REVISION

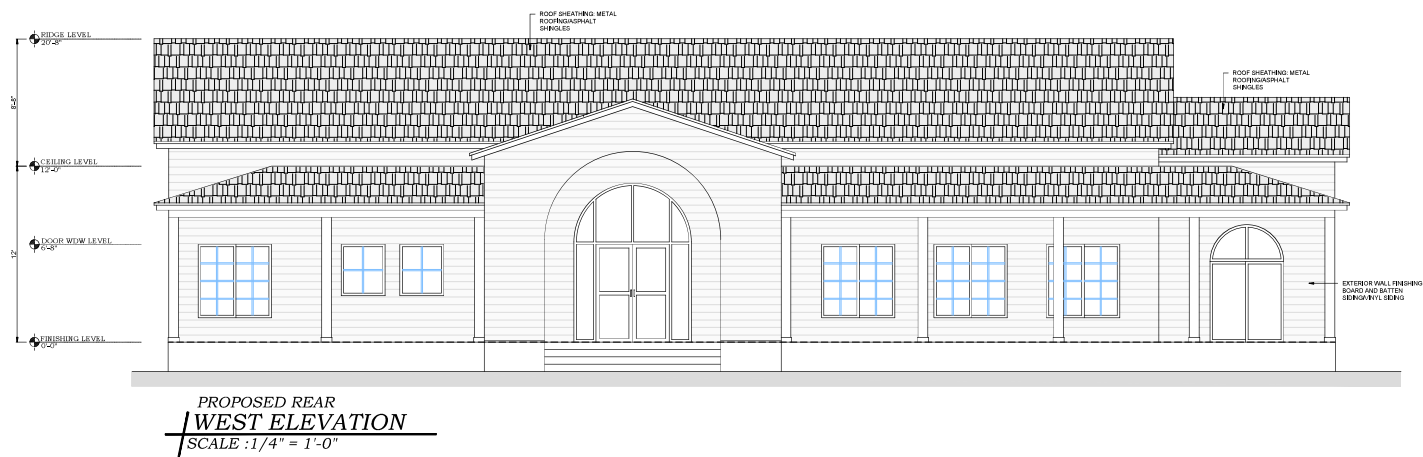
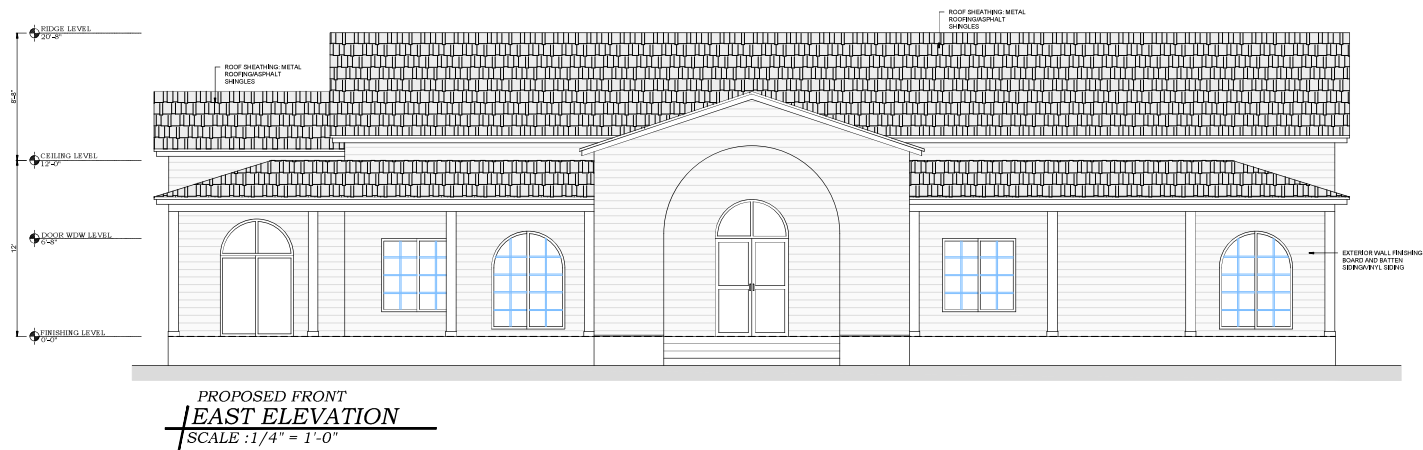
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A03



PROJECT FOR

NO.	REVISION

DRAWING NO.:

DATE: 03-09-2026

DRAWN BY:

SHEET:

A04





Case No: SPUD-1824

Applicant: Native Doodles, Inc.

Existing Zoning: AA

Location: 14301 S. Rockwell Ave.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 250 500
Feet

April 17th, 2026

Case Number: SPUD-1824

Dear OKC Planning Department,

We have been informed about the rezoning of the property located at 14301 South Rockwell Avenue and we are in full support of the rezoning. We live the closest to property, as we rent our home at 14300 South Rockwell. We trust the owners and look forward to this welcome addition to our little street.

Thank you for the work you do and the thoughtfulness that you put into the considerations for our city. If you have any questions for us, please do not hesitate to reach out!

Sincerely,

Alex Buchner 4/17/26

Addison Buchner 4/17/26

Alex & Addie Buchner
14300 South Rockwell Ave
Oklahoma City, OK 73173
Cell: 40
Email: [REDACTED]