

ORDINANCE NO. 28,107

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:

Lots one (1) thru six (6), both inclusive, in Block ten (10), of Carle & Colcord Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 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 Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. K
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-1833), rezoning 225 North Indiana Avenue from R-2 Medium-Low Density Residential and I-2 Moderate Industrial Districts to SPUD-1833 Simplified Planned Unit Development District. Ward 6.

Applicant:

David M. Box, Box Law Group, PLLC
Homes Investment & General Construction, LLC

Purpose:

The purpose of this application is to allow multifamily residential use and development, including apartments or townhomes.

Background:

On May 14, 2026, the Planning Commission recommended approval of the application.

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
NW 2nd St. & Indiana Ave.

Project Name

225 N Indiana Ave.

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

Residential Development

Summary Purpose Statement / Proposed Development

Staff Use Only:	1833
Case No.: SPUD	
File Date:	3-20-26
Ward No.:	6
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	R-2, I-2
Overlay:	

21,000 Square Feet

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

David Box
Signature of Applicant

Box Law Group, PLLC on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-1411

Phone

mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com, david@boxlawgroup.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.



① **WARRANTY DEED**
Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2302495
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Instant House Offer LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Homes Investment & General Construction, LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots One (1) thru Six (6), both inclusive, in Block Ten (10), of **CARLE & COLCORD ADDITION**, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT, all oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of record.

TAX ID No.: 014804890

Grantee's Mailing Address: PO Box 1384, Bethany, OK 73008

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be signed in its name by its Member/Manager this 20 day of May, 2023.

INSTANT HOUSE OFFER LLC

Ahmad Wazzen
Ahmad Wazzen
Member/Manager

Tarek Wazzen
Tarek Wazzen
Member/Manager

The Oklahoma City Abstract & Title Co.
9211 Lake Hefner Parkway, Suite #100
Oklahoma City, OK 73120
File # 2302495

See Separate Page

2302495
Doc Stamps: \$*
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of May, 2023, personally appeared, Ahmad Wazzen, and Tarek Wazzen, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member/Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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



WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2302495
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Instant House Offer LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Homes Investment & General Construction, LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots One (1) thru Six (6), both inclusive, in Block Ten (10), of CARLE & COLCORD ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT, all oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of record.

TAX ID No.: 014804890

Grantee's Mailing Address: PO Box 1384, Bethany, OK 73008

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Member/Manager this 22nd day of May, 2023.

INSTANT HOUSE OFFER LLC

Ahmad Wazzen
Member/Manager

Tarek Wazzen
Member/Manager

2302495
Doc Stamps: \$*
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of May, 2023, personally appeared, Ahmad Wazzen, and Tarek Wazzen, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member/Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

**SEE ATTACHED
CERTIFICATE**

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn May 22nd 2023

Date

before me, Tim J Caron Notary Public

Here Insert Name and Title of the Officer

personally appeared

Tarek Wazzan

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: N/ANumber of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☒ General☐ Individual☐ Trustee☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Trustee☐ Other: _____

Signer is Representing: _____

Exhibit A

225 N. Indiana, OKC, OK

Legal Description

Lots one (1) thru six (6), both inclusive, in Block ten (10), of Carle & Colcord Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, Homes Investment & General Construction LLC or,
Property Owner of Record
Nelson Vega authorize,
Agent of the Property Owner of Record and Title
Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

Nelson Vega
By: _____
Signature

NELSON VEGA

Type/Print Name

MANAGER
Title: _____
Manager / Proprietor

03/02/2026
Date: _____
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number **R014804890** and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft Radius Report

filed in the office of the County Assessor
on the 17th day of March, 2026

Given under my hand and official seal this
17th day of March, 2026

K. Burch County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
3/17/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R014804890	HOMES INVESTMENT & GENERAL CONSTRUCTION LLC			7010 NW 46TH ST	BETHANY	OK	73008	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 1 THRU 6	225 N INDIANA AVE OKLAHOMA CITY
R014805010	SCISSORTAIL HOME SOLUTIONS LLC			PO BOX 50860	OKLAHOMA CITY	OK	73140	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 7 & 8	1612 NW 2ND ST OKLAHOMA CITY
R014805610	PEREZ JOSE			211 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2814	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 N50FT OF E7.5FT LOT 46 & N50FT OF LOTS 47 & 48	211 N INDIANA AVE OKLAHOMA CITY
R014805580	ALT ENTERPRISES LLC			9042 MACARTHUR BLVD	OAKLAND	CA	94605-4348	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 E7 1/2FT OF LOT 44 ALL OF LOT 45 & W17 1/2FT OF LOT 46	1603 NW 1ST ST OKLAHOMA CITY
R014805550	UNITED LIFE HOLDINGS LLC			941 W 1 35 FRONTAGE RD, Unit 116-514	EDMOND	OK	73034	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOT 43 & W17 1/2FT OF LT 44	1605 NW 1ST ST OKLAHOMA CITY
R014805520	FU YIYAO			1615 NW 1ST ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 41 & 42	1615 NW 1ST ST OKLAHOMA CITY
R014805040	MELENDEZ EVERARDO HERNANDEZ			9408 S WINSTON WAY	OKLAHOMA CITY	OK	73139-2708	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 9 & 10	1620 NW 2ND ST OKLAHOMA CITY
R014805490	RENTERIA JENNY			1617 NW 1ST ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 39 & 40	1617 NW 1ST ST OKLAHOMA CITY
R014804470	FIFTEEN FORTY NW 2ND ST LLC			1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 21 THRU 24	1540 NW 2ND ST OKLAHOMA CITY
R014804500	CASTALLANOS EDDIE			4040 NW 12TH ST	OKLAHOMA CITY	OK	73107-5143	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 25 & 26	1545 NW 1ST ST OKLAHOMA CITY
R014805640	PEREZ JOSE	PEREZ JOEL		211 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2814	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 S90FT OF E7.5FT OF LOT 46 & S90FT OF LOTS 47 & 48	1601 NW 1ST ST OKLAHOMA CITY
R014803450	IGLESIA BAUTISTA HISPANA PALABRA VIVA			1601 NW 2ND ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION BLK 007 LOT 000 LOTS 41 THRU 48	0 UNKNOWN OKLAHOMA CITY
R014803390	PEREZ MARIA G			211 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2814	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 39 & 40	1617 NW 2ND ST OKLAHOMA CITY
R014805070	SANROMAN LUIS	SANROMAN RODRIGUEZ ALEJANDRO ANGEL		1624 NW 2ND ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 11 & 12	1624 NW 2ND ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
3/17/2026**

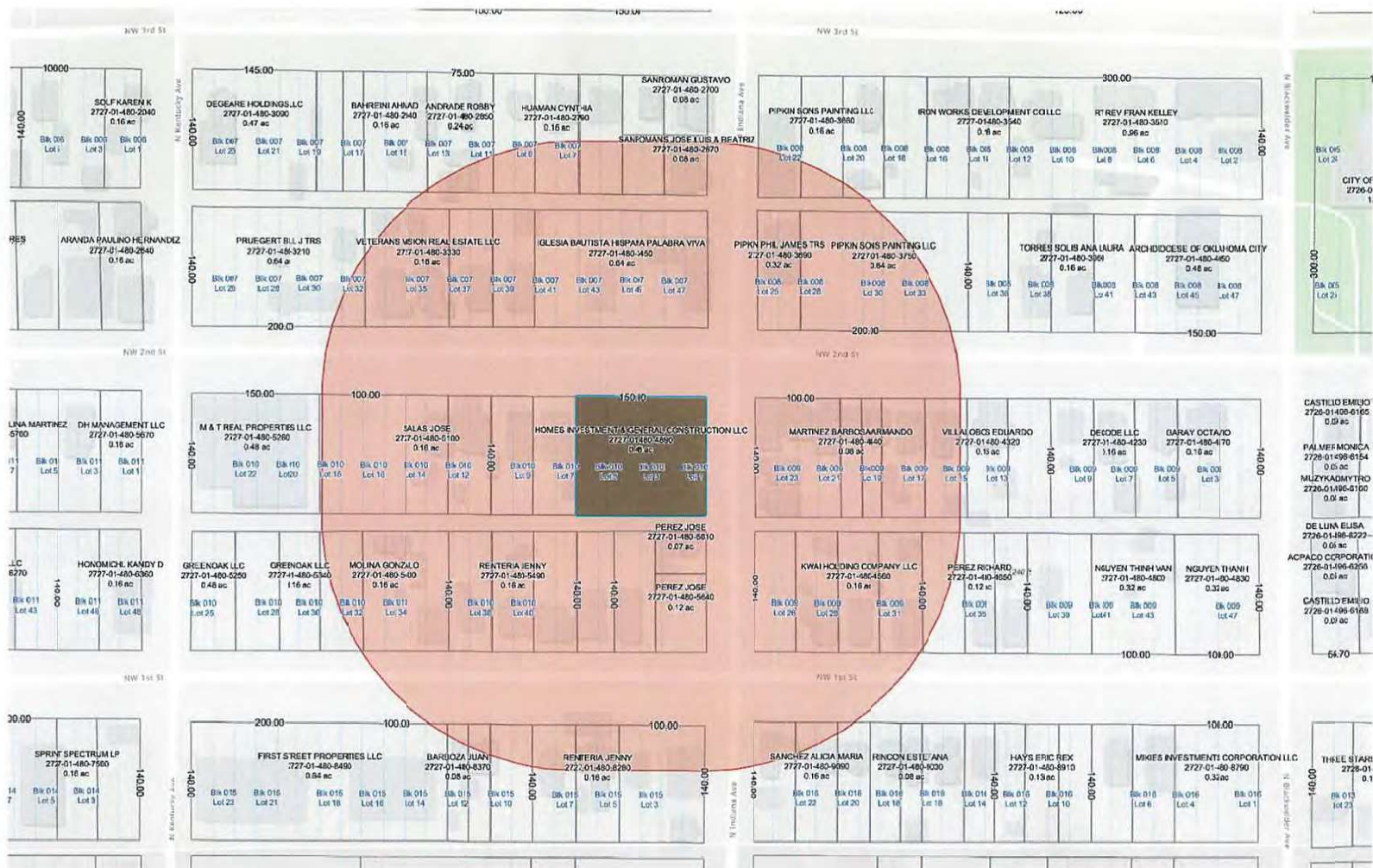
R014803690	PIPKIN PHIL JAMES TRS	PIPKIN PHIL J REV TRUST		3200 E HEFNER RD	OKLAHOMA CITY	OK	73131-4835	CARLE & COLCORD ADDITION	008	000	CARLE & COLCORD ADDITION 008 000 LOTS 23 THRU 26	316 N INDIANA AVE OKLAHOMA CITY
R014805460	CARMONA JESUS JOSE HERNANDEZ	CARMONA GLORIA LYDIA		1623 NW 1ST ST	OKLAHOMA CITY	OK	73108-3003	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 37 & 38	1623 NW 1ST ST OKLAHOMA CITY
R014804530	SALAS MARIA ESTER	SALAS JUAN RAMON		937 SW 51ST ST	OKLAHOMA CITY	OK	73108-3804	CARLE & COLCORD ADDITION	039	000	CARLE & COLCORD ADDITION 009 000 LOTS 27 & 28	1531 NW 1ST ST OKLAHOMA CITY
R014803360	RUBIO MARTHA	RUBIO MIRIAM R REYES		1619 NW 2ND ST	OKLAHOMA CITY	OK	73108	CARLE & COLCORD ADDITION	037	000	CARLE & COLCORD ADDITION 007 000 LOTS 37 & 38	1619 NW 2ND ST OKLAHOMA CITY
R014803760	PIPKIN SONS PAINTING LLC			1601 NW 3RD ST	OKLAHOMA CITY	OK	73106-2808	CARLE & COLCORD ADDITION	038	000	CARLE & COLCORD ADDITION 008 000 LOTS 27 THRU 34	1541 NW 2ND ST OKLAHOMA CITY
R014805100	SALAS JOSE	SANROMAN ELIDA		1626 NW 2ND ST	OKLAHOMA CITY	OK	73106-2804	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 13 & 14	1626 NW 2ND ST OKLAHOMA CITY
R014805430	COMPOS JOSE L & ROSA A			1625 NW 1ST ST	OKLAHOMA CITY	OK	73106-3003	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 35 & 36	1625 NW 1ST ST OKLAHOMA CITY
R014804560	KWAI HOLDING COMPANY LLC			1529 NW 1ST ST	OKLAHOMA CITY	OK	73106-3001	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 29 & 30	1529 NW 1ST ST OKLAHOMA CITY
R014804440	MARTINEZ BARBOSA ARMANDO	CUETO BONILLA ARACELY GRACIELA		1720 NW 11TH ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	009	020	CARLE & COLCORD ADDITION 009 020	1532 NW 2ND ST OKLAHOMA CITY
R014803330	VETERANS VISION REAL ESTATE LLC			1625 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 35 & 36	1625 NW 2ND ST OKLAHOMA CITY
R014804410	FIFTEEN THIRTY NW 2ND ST LLC			1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	CARLE & COLCORD ADDITION	009	019	CARLE & COLCORD ADDITION 009 019	1530 NW 2ND ST OKLAHOMA CITY
R014805250	GREENOAK LLC			2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION BLK 010 LOT 000 LOTS 15 THRU 18 & LOTS 25 & 26	1646 NW 2ND ST OKLAHOMA CITY
R014805400	MOLINA GONZALO			1301 NW 7TH ST	OKLAHOMA CITY	OK	73106-7003	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 33 & 34	1629 NW 1ST ST OKLAHOMA CITY
R014804590	LE REALTY GROUP LLC			1101 SW 57TH ST	OKLAHOMA CITY	OK	73108	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 31 & 32	1527 NW 1ST ST OKLAHOMA CITY
R014804380	SANROMAN ERNESTO	SANROMAN MARIA D		12501 SE 59TH ST	OKLAHOMA CITY	OK	73150	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 17 & 18	1528 NW 2ND ST OKLAHOMA CITY
R014803300	GRIDER CAROL LAVETTA	GRIDER CURTIS ALLEN	GRIDER MARK WAYNE	1631 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 33 & 34	1631 NW 2ND ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
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R014802670	SANROMANS JOSE LUIS & BEATRIZ			2701 TUDOR RD	OKLAHOMA CITY	OK	73127-1953	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 S2 OF LOTS 1 & 2	315 N INDIANA AVE OKLAHOMA CITY
R014802740	SANROMANS JOSE LUIS & BEATRIZ			2701 TUDOR RD	OKLAHOMA CITY	OK	73127-1953	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 S70FT LOTS 3 & 4	0 UNKNOWN OKLAHOMA CITY
R014802760	GONZALES ANGELICA MARIA	PEREZ OROZCO JAVIER MARINO		1604 NW 3RD ST	OKLAHOMA CITY	OK	73106-2809	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 5 & 6	1608 NW 3RD ST OKLAHOMA CITY
R014802790	HJUMAN CYNTHIA			PO BOX 712	OKLAHOMA CITY	OK	73101-0712	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 7 & 8	1614 NW 3RD ST OKLAHOMA CITY
R014802820	AGUIRRE ABRISAID CARREON	BARRAZA LAURA ELENA AGUIRRE		5770 LUTHER RD	COLORADO SPRINGS	CO	80927-9632	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 9 & 10	1618 NW 3RD ST OKLAHOMA CITY
R014803690	PIPKIN PHIL JAMES TRS	PIPKIN PHIL J REV TRUST		3200 E HEFNER RD	OKLAHOMA CITY	OK	73131-4835	CARLE & COLCORD ADDITION	008	000	CARLE & COLCORD ADDITION 008 000 LOTS 23 THRU 26	316 N INDIANA AVE OKLAHOMA CITY
R014808310	HAYES CATHY ANN			2532 W PARK PL	OKLAHOMA CITY	OK	73107	CARLE & COLCORD ADDITION	015	000	CARLE & COLCORD ADDITION 015 000 LOTS 7 & 8	1612 NW 1ST ST OKLAHOMA CITY
R014808260	RENTERIA JENNY			1608 NW 1ST ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	015	000	CARLE & COLCORD ADDITION 015 000 LOTS 5 & 6	1608 NW 1ST ST OKLAHOMA CITY
R014808220	DOLAN REALTY COMPANY LLC			331 HAMBLETONIAN DR	OAK BROOK	IL	60523-2619	CARLE & COLCORD ADDITION	015	000	CARLE & COLCORD ADDITION 015 000 LOTS 1 THRU 4	115 N INDIANA AVE OKLAHOMA CITY
R014809120	RIO STEPHANIE SANCHEZ			1544 NW 1ST ST	OKLAHOMA CITY	OK	73106-3002	CARLE & COLCORD ADDITION	016	000	CARLE & COLCORD ADDITION 016 000 LOTS 23 & 24	1544 NW 1ST ST OKLAHOMA CITY
R014808340	JOHNSON KIM	HAYES CATHY ANNE		2532 W PARK PL	OKLAHOMA CITY	OK	73107	CARLE & COLCORD ADDITION	015	000	CARLE & COLCORD ADDITION 015 000 LOTS 9 & 10	1620 NW 1ST ST OKLAHOMA CITY
R014805370	GREENOAK LLC			2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION 010 000 LOTS 31 & 32	1835 NW 1ST ST OKLAHOMA CITY
R014804620	PEREZ RICHARD			4406 N DONALD AVE	BETHANY	OK	73008-2728	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 33 & 34	1525 NW 1ST ST OKLAHOMA CITY
R014804350	SALAS SILVIA			1526 NW 2ND ST	OKLAHOMA CITY	OK	73106-2828	CARLE & COLCORD ADDITION	009	000	CARLE & COLCORD ADDITION 009 000 LOTS 15 & 16	1526 NW 2ND ST OKLAHOMA CITY
R014802850	ANDRADE ROBBY	ANDRADE MIRIAM		11512 GREYSTONE AVE	OKLAHOMA CITY	OK	73120-6626	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 11 12 & 13	1622 NW 3RD ST OKLAHOMA CITY
R014803660	PIPKIN SONS PAINTING LLC			1601 NW 3RD ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	008	000	CARLE & COLCORD ADDITION 008 000 LOTS 21 & 22	1540 NW 3RD ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
3/17/2026

R014803210	PRUEGERT BILL J TRS	PRUEGERT BILL J LIV TRUST	PRUEGERT DEDRA	1637 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 25 THRU 32	1637 NW 2ND ST OKLAHOMA CITY
R014809090	SANCHEZ ALICIA MARIA			1534 NW 1ST ST	OKLAHOMA CITY	OK	73106-3002	CARLE & COLCORD ADDITION	016	000	CARLE & COLCORD ADDITION 016 000 LOTS 21 & 22	1534 NW 1ST ST OKLAHOMA CITY
R014808360	BARBOZA JUAN			1622 NW 1ST ST	OKLAHOMA CITY	OK	73106-3004	CARLE & COLCORD ADDITION	015	011	CARLE & COLCORD ADDITION 015 011	1622 NW 1ST ST OKLAHOMA CITY
R014808370	BARBOZA JUAN			1622 NW 1ST ST	OKLAHOMA CITY	OK	73106-3004	CARLE & COLCORD ADDITION	015	012	CARLE & COLCORD ADDITION 015 012	1622 NW 1ST ST, Unit A OKLAHOMA CITY
R014803630	MARNEY MARIA S			1536 NW 3RD ST	OKLAHOMA CITY	OK	73106-2807	CARLE & COLCORD ADDITION	008	000	CARLE & COLCORD ADDITION 008 000 LOTS 19 & 20	1536 NW 3RD ST OKLAHOMA CITY
R014808490	FIRST STREET PROPERTIES LLC			600 NW 23RD ST, Unit 200	OKLAHOMA CITY	OK	73103-1464	CARLE & COLCORD ADDITION	015	000	CARLE & COLCORD ADDITION BLK 15 LOTS 13 THRU 24	1642 NW 1ST ST OKLAHOMA CITY
R014809065	SANCHEZ SARAH	SANCHEZ ADOLFO		1532 NW 1ST ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	016	000	CARLE & COLCORD ADDITION 016 000 W 1/2 OF LOT 19 ALL LOT 20	1532 NW 1ST ST OKLAHOMA CITY
R014802910	BAHREINI AHMAD			14501 N WESTERN AVE	EDMOND	OK	73013	CARLE & COLCORD ADDITION	007	014	CARLE & COLCORD ADDITION 007 014	1626 NW 3RD ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 2nd St. & Indiana Ave.

March 19, 2026

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.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. All uses within the R-4 District shall be permitted within this SPUD, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

2. Maximum Building Height:

The maximum building height shall be two (2) stories within this SPUD.

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings/Units:

There shall be a maximum of two (2) buildings and ten (10) units within this SPUD.

5. Building Setback Lines

North:	20 feet
East:	5 feet
South:	15 feet

West: 5 feet

6. Sight-Proof Screening:

Screening shall be in accordance with the base zoning district.

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.

8. Signs:

Per code.

9. Access:

Access may be taken from NW 2nd St.

10. Sidewalks

The existing sidewalk shall be permitted to remain.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

No more than 6.5% open space shall be required.

3. Street Improvements:

N/A.

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 in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Garages may be used to satisfy parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. 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 common areas intended for the use of conveyance of storm water, 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 to meet the requirements specified above.

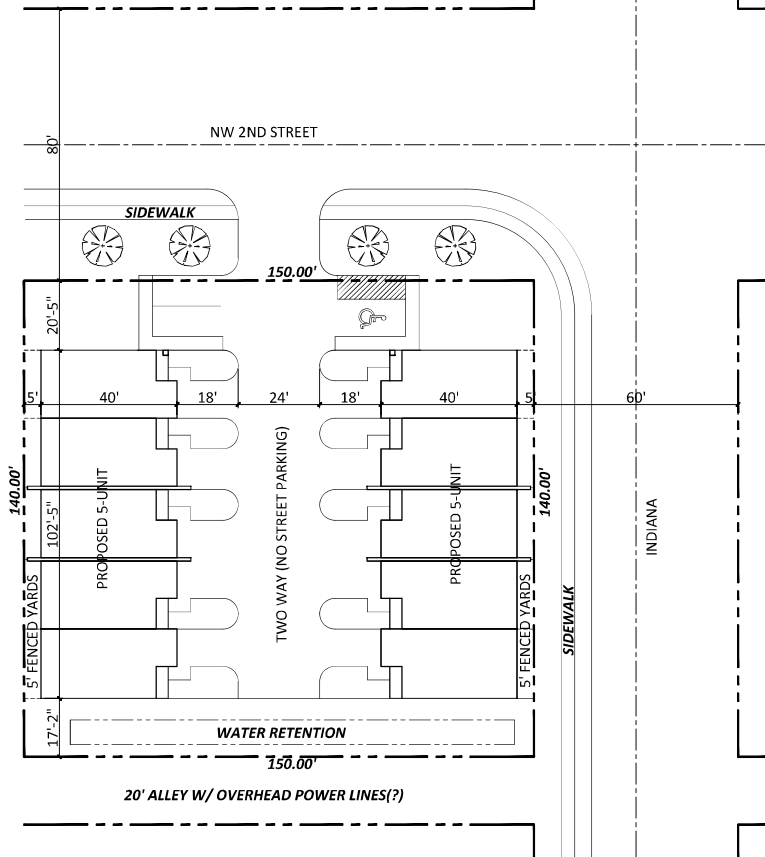
8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

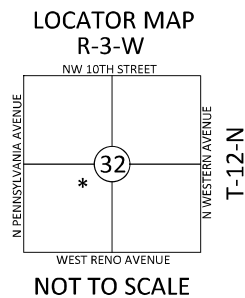
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



SCALE: 1" = 20'



LEGAL DESCRIPTION

LOTS 1-6 OF BLOCK 10, CARLE & COLCORD ADDITION TO OKLAHOMA CITY
A SUBDIVISION OF THE SW QUARTER OF SECTION 32, T12N, R3W OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA

SITE PLAN CONCEPT - 225 N INDIANA AVE
Scale: 1" = 20'

PLAN: 225Indiana.dwg

ADDRESS: 225 N Indiana

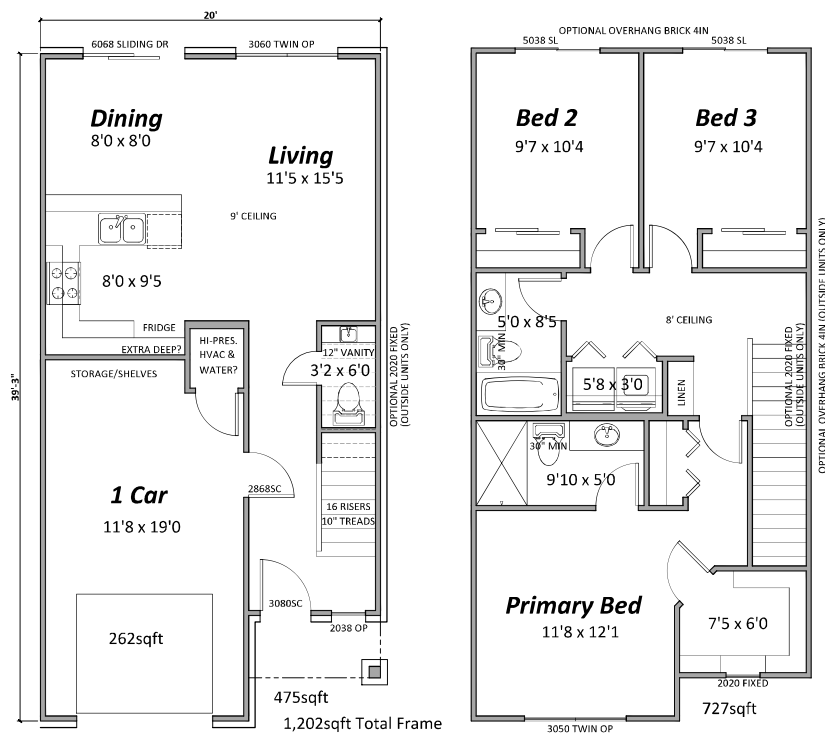
1st FLOOR FRAME: 14'-0"
2nd FLOOR FRAME: 14'-0"
COMBINED FRAME: 14'-0"
GARAGE FRAME: 14'-0"
PORCHES: 14'-0"

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION PURPOSES ONLY. PLANS ARE GENERAL GUIDES FOR CONSTRUCTION. ALL DIMENSIONS, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS.

PAGE:
C1

DRAWN BY: JF HAWK
DATE: 04/11/2017 10:27:00

Aviemore Design, LLC
(405) 370-0543 AviemoreDesign@gmail.com



FLOOR PLAN CONCEPT -MAIN & UPPER LEVEL

Scale: 1" = 4'

PLAN: 225indiana.dwg

ADDRESS: 225 N Indiana

1st FLOOR FRAME: 94 ft.
2nd FLOOR FRAME: 94 ft.
3rd FLOOR FRAME: 94 ft.
4th FLOOR FRAME: 94 ft.
5th FLOOR FRAME: 94 ft.
6th FLOOR FRAME: 94 ft.
7th FLOOR FRAME: 94 ft.
8th FLOOR FRAME: 94 ft.
9th FLOOR FRAME: 94 ft.
10th FLOOR FRAME: 94 ft.

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION
AND SHALL BE USED AS A GUIDE ONLY. THE ARCHITECT SHALL
CONSTRUCT AND SERVE AS AN AGENT TO THE BUILDER AND
CONTRACTOR. THE BUILDER SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND FOR ALL CONSTRUCTION DETAILS.

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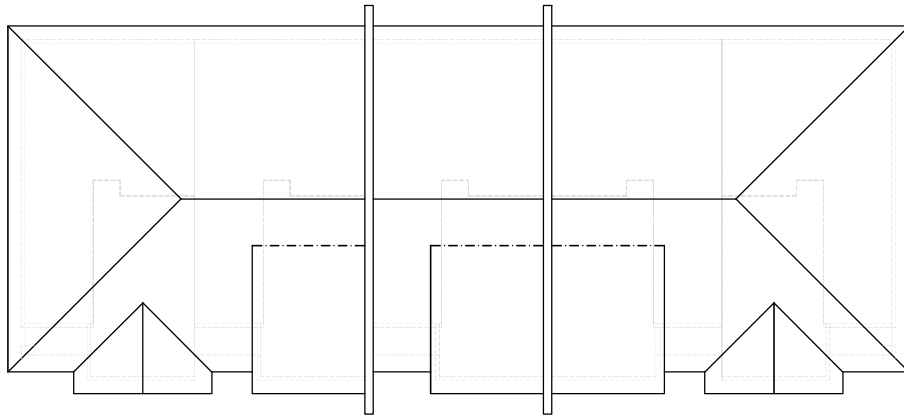
A1

DRAWN BY: JT HAWK
DATE DRAWN: 02/25/2016

Aviemore Design, LLC
(408) 370-0543 AviemoreDesign@gmail.com



FRONT ELEVATION CONCEPT
Scale: 1" = 8'



ROOF PLAN CONCEPT
Scale: 1" = 8'

PLAN: 22501diana.dwg

ADDRESS: 225 N Indiana

DRAWN BY: JT HAWK
DATE DRAWN: 02/25/2016

Aviemore Design, LLC
(408) 370-0543 AviemoreDesign@gmail.com

1st FLOOR FRAME: 1/8" = 1'-0"
2nd FLOOR FRAME: 1/8" = 1'-0"
COMBINED FRAME: 1/8" = 1'-0"
PORCHES: 1/8" = 1'-0"

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION
CONSTRUCTION AND SERVE AS AN AID TO THE BUILDER AND
CONTRACTOR. THEY ARE NOT TO BE USED FOR ANY OTHER
BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS

PAGE:
A2

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1833	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1833	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1833	AGUIRRE ABRISAID CARREON, BARRAZA LAURA ELENA AGUIRRE	5770 LUTHER RD	COLORADO SPRINGS	CO	80927-9632
SPUD-1833	ALT ENTERPRISES LLC	9042 MACARTHUR BLVD	OAKLAND	CA	94605-4348
SPUD-1833	ANDRADE ROBBY, ANDRADE MIRIAM	11512 GREYSTONE AVE	OKLAHOMA CITY	OK	73120-6626
SPUD-1833	BAHREINI AHMAD	14501 N WESTERN AVE	EDMOND	OK	73013
SPUD-1833	BARBOZA JUAN	1622 NW 1ST ST	OKLAHOMA CITY	OK	73106-3004
SPUD-1833	CARMONA JESUS JOSE HERNANDEZ, CARMONA GLORIA LYDIA	1623 NW 1ST ST	OKLAHOMA CITY	OK	73106-3003
SPUD-1833	CASTALLANOS EDDIE	4040 NW 12TH ST	OKLAHOMA CITY	OK	73107-5143
SPUD-1833	COMPOS JOSE L & ROSA A	1625 NW 1ST ST	OKLAHOMA CITY	OK	73106-3003
SPUD-1833	DOLAN REALTY COMPANY LLC	331 HAMBLETONIAN DR	OAK BROOK	IL	60523-2619
SPUD-1833	FIFTEEN FORTY NW 2ND ST LLC	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021
SPUD-1833	FIFTEEN THIRTY NW 2ND ST LLC	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021
SPUD-1833	FIRST STREET PROPERTIES LLC	600 NW 23RD ST, Unit 200	OKLAHOMA CITY	OK	73103-1464
SPUD-1833	FU YIYAO	1615 NW 1ST ST	OKLAHOMA CITY	OK	73106
SPUD-1833	GONZALES ANGELICA MARIA, PEREZ OROZCO JAVIER MARINO	1604 NW 3RD ST	OKLAHOMA CITY	OK	73106-2809
SPUD-1833	GREENOAK LLC	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108
SPUD-1833	GRIDER CAROL LAVETTA, GRIDER CURTIS ALLEN, GRIDER MARK WAYNE	1631 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805
SPUD-1833	HAYES CATHY ANN	2532 W PARK PL	OKLAHOMA CITY	OK	73107
SPUD-1833	HOMES INVESTMENT & GENERAL CONSTRUCTION LLC	7010 NW 46TH ST	BETHANY	OK	73008
SPUD-1833	HUAMAN CYNTHIA	PO BOX 712	OKLAHOMA CITY	OK	73101-0712
SPUD-1833	IGLESIA BAUTISTA HISPANA PALABRA VIVA	1601 NW 2ND ST	OKLAHOMA CITY	OK	73106
SPUD-1833	JOHNSON KIM, HAYES CATHY ANNE	2532 W PARK PL	OKLAHOMA CITY	OK	73107
SPUD-1833	KWAI HOLDING COMPANY LLC	1529 NW 1ST ST	OKLAHOMA CITY	OK	73106-3001
SPUD-1833	LE REALTY GROUP LLC	1101 SW 57TH ST	OKLAHOMA CITY	OK	73109
SPUD-1833	MARNEY MARIA S	1536 NW 3RD ST	OKLAHOMA CITY	OK	73106-2807
SPUD-1833	MARTINEZ BARBOSA ARMANDO, CUETO BONILLA ARACELY GRACIELA	1720 NW 11TH ST	OKLAHOMA CITY	OK	73106
SPUD-1833	MELENDEZ EVERARDO HERNANDEZ	9408 S WINSTON WAY	OKLAHOMA CITY	OK	73139-2708
SPUD-1833	MOLINA GONZALO	1301 NW 7TH ST	OKLAHOMA CITY	OK	73106-7003

SPUD-1833	PEREZ JOSE	211 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2814
SPUD-1833	PEREZ JOSE, PEREZ JOEL	211 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2814
SPUD-1833	PEREZ MARIA G	211 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2814
SPUD-1833	PEREZ RICHARD	4406 N DONALD AVE	BETHANY	OK	73008-2728
SPUD-1833	PIPKIN PHIL JAMES TRS, PIPKIN PHIL J REV TRUST	3200 E HEFNER RD	OKLAHOMA CITY	OK	73131-4835
SPUD-1833	PIPKIN SONS PAINTING LLC	1601 NW 3RD ST	OKLAHOMA CITY	OK	73106-2808
SPUD-1833	PRUEGERT BILL J TRS, PRUEGERT BILL J LIV TRUST, PRUEGERT DEDRA	1637 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805
SPUD-1833	RENTERIA JENNY	1617 NW 1ST ST	OKLAHOMA CITY	OK	73106
SPUD-1833	RENTERIA JENNY	1608 NW 1ST ST	OKLAHOMA CITY	OK	73106
SPUD-1833	RIOS STEPHANIE SANCHEZ	1544 NW 1ST ST	OKLAHOMA CITY	OK	73106-3002
SPUD-1833	RUBIO MARTHA, RUBIO MIRIAM R REYES	1619 NW 2ND ST	OKLAHOMA CITY	OK	73106
SPUD-1833	SALAS JOSE, SANROMAN ELIDA	1626 NW 2ND ST	OKLAHOMA CITY	OK	73106-2804
SPUD-1833	SALAS MARIA ESTER, SALAS JUAN RAMON	937 SW 51ST ST	OKLAHOMA CITY	OK	73109-3804
SPUD-1833	SALAS SILVIA	1526 NW 2ND ST	OKLAHOMA CITY	OK	73106-2828
SPUD-1833	SANCHEZ ALICIA MARIA	1534 NW 1ST ST	OKLAHOMA CITY	OK	73106-3002
SPUD-1833	SANCHEZ SARAH, SANCHEZ ADOLFO	1532 NW 1ST ST	OKLAHOMA CITY	OK	73106
SPUD-1833	SANROMAN ERNESTO, SANROMAN MARIA D	12501 SE 59TH ST	OKLAHOMA CITY	OK	73150
SPUD-1833	SANROMAN LUIS, SANROMAN RODRIGUEZ ALEJANDRO ANGEL	1624 NW 2ND ST	OKLAHOMA CITY	OK	73106
SPUD-1833	SANROMANS JOSE LUIS & BEATRIZ	2701 TUDOR RD	OKLAHOMA CITY	OK	73127-1953
SPUD-1833	SCISSORTAIL HOME SOLUTIONS LLC	PO BOX 50660	OKLAHOMA CITY	OK	73140
SPUD-1833	UNITED LIFE HOLDINGS LLC	941 W 1 35 FRONTAGE RD, Unit 116-514	EDMOND	OK	73034
SPUD-1833	VETERANS VISION REAL ESTATE LLC	1625 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805

APPROVED

07-07-2026

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1833

MASTER DESIGN STATEMENT FOR

NW 2nd St. & Indiana Ave.

March 19, 2026

May 5, 2026

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

405-652-0099 Phone

[*david@boxlawgroup.com*](mailto:david@boxlawgroup.com)

[*kaitlyn@boxlawgroup.com*](mailto:kaitlyn@boxlawgroup.com)

SPUD-1833 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** District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be permitted within this SPUD, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

2. **Maximum Building Height:**

The maximum building height shall be two (2) stories or 35 feet within this SPUD.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings/Units:**

There shall be a maximum of two (2) buildings and ten (10) units within this SPUD.

5. Building Setback Lines

North:	20 feet
East:	5 feet
South:	15 feet
West:	5 feet

6. Sight-Proof Screening:

Screening shall be in accordance with the base zoning district.

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. Trees on 40-foot centers shall be planted on NW 2nd Street and along N Indiana. Subject to a revokable permit granted by the City, these may be placed in the right of way, otherwise they shall be within the setback areas.

8. Signs:

Signage within this SPUD shall be per code, except that Off-Premis signs and EMD signs shall be prohibited.

9. Access:

Access may be taken from NW 2nd St. and N Indiana.

10. Sidewalks

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 Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted. Front entries or side porches shall face NW 2nd Street.

2. Open Space:

20% of the site shall be open space, defined as no buildings or paving.

3. Street Improvements:

N/A.

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 in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Garages may be used to satisfy parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. 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 common areas intended for the use of conveyance of storm water, 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 to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

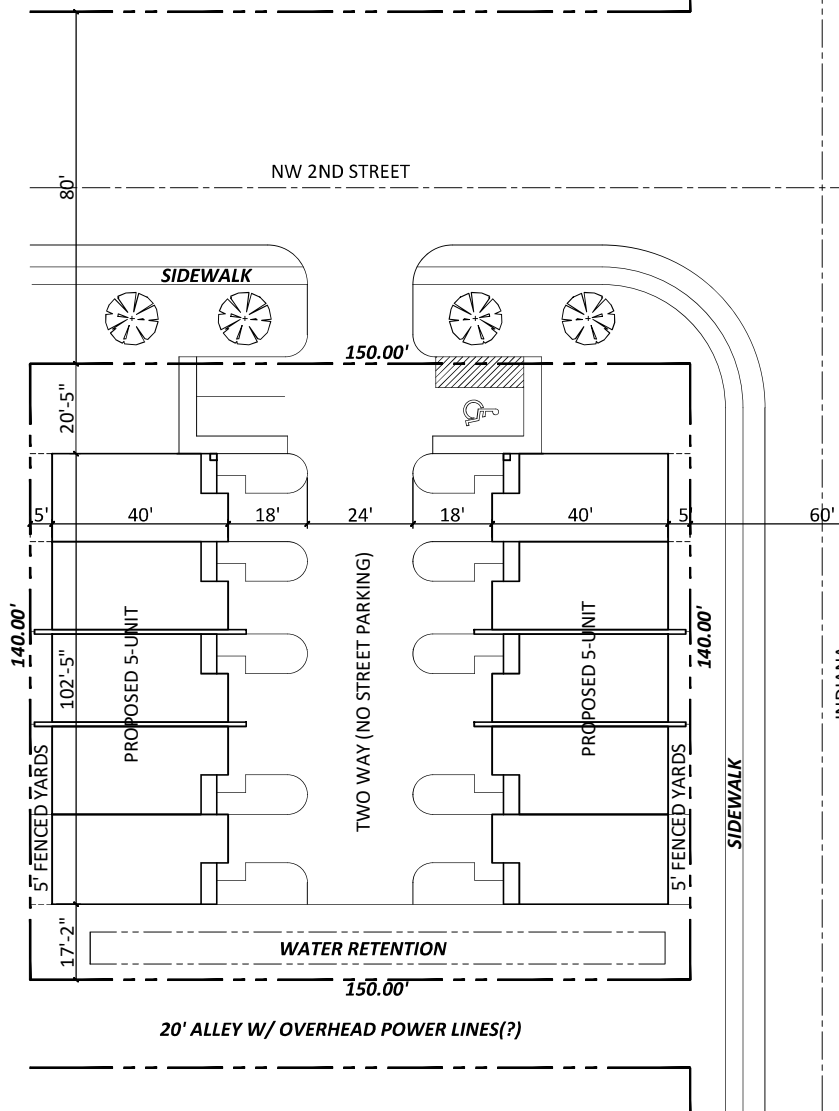
III. Supporting Documents

Exhibit A: Legal Description

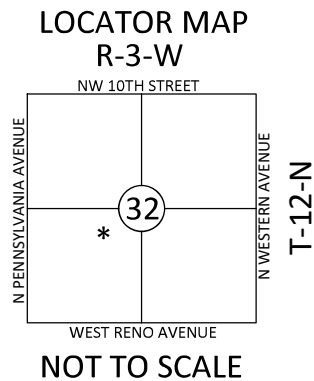
Exhibit B: Conceptual Site Plan

SPUD-1833 Exhibit A - Legal Description

Lots one (1) thru six (6), both inclusive, in Block ten (10), of Carle & Colcord Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



C1 SITE PLAN CONCEPT - 225 N INDIANA AVE
Scale: 1" = 20'



LEGAL DESCRIPTION

LOTS 1-6 OF BLOCK 10, CARLE & COLCORD ADDITION TO OKLAHOMA CITY
A SUBDIVISION OF THE SW QUARTER OF SECTION 32, T12N, R3W OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA

PLAN: 225nindiana.dwg

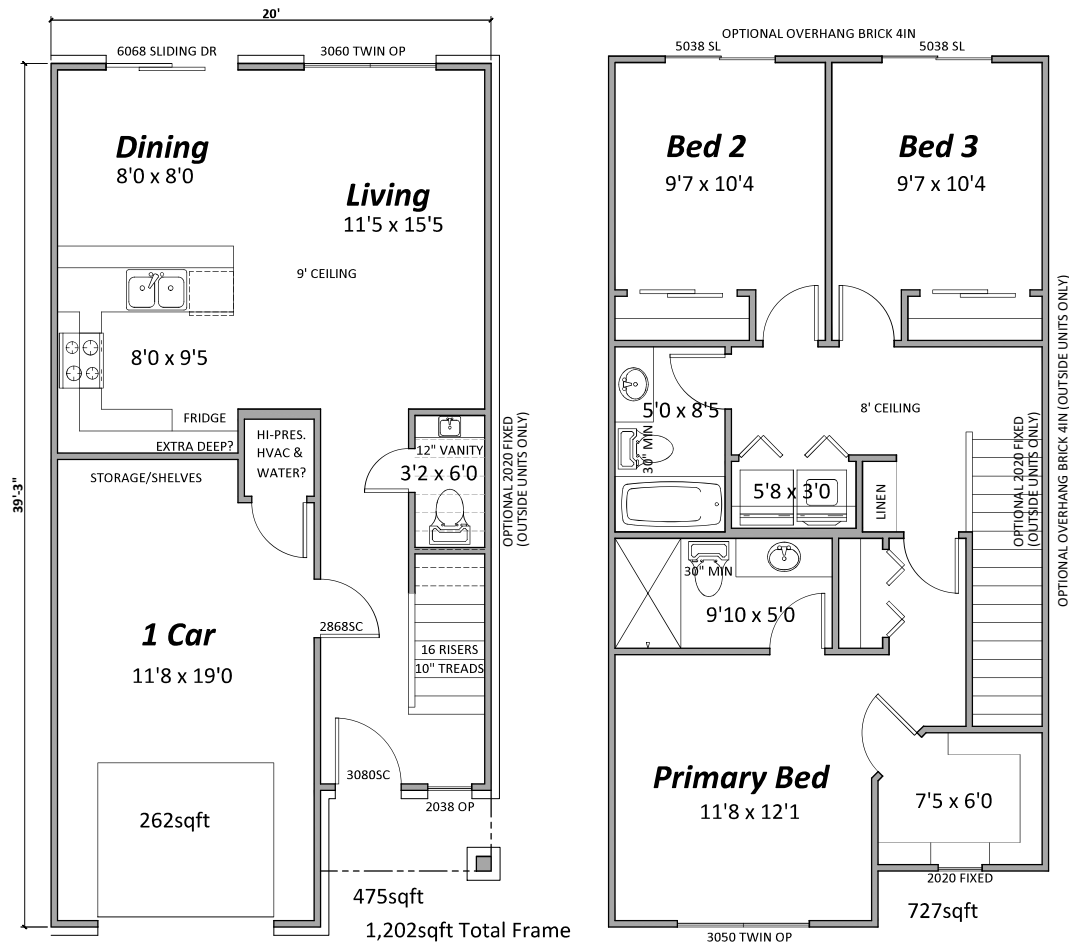
ADDRESS: 225 N Indiana

Aviemore Design, llc
(405) 370-0543 AviemoreDesign@gmail.com

1st FLOOR FRAME: _____ sq. ft.
2nd FLOOR FRAME: _____ sq. ft.
COMBINED FRAME: _____ sq. ft.
GARAGE FRAME: _____ sq. ft.
PORCHES: _____ sq. ft.

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION PURPOSES ONLY. PLANS ARE GENERAL GUIDES FOR CONSTRUCTION AND SERVE AS AN AID TO THE BUILDER. AND WORKERS. REFER TO LOCAL AND NATIONAL RESIDENTIAL BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS.

PAGE:
C1



FLOOR PLAN CONCEPT -MAIN & UPPER LEVEL
Scale: 1" = 4'

PLAN: 225indiana.dwg

ADDRESS: 225 N Indiana

DRAWN BY: JT HAWK
DATE DRAWN: 02/25/2016

Aviemore Design, llc
(403) 370-0543 AviemoreDesign@gmail.com

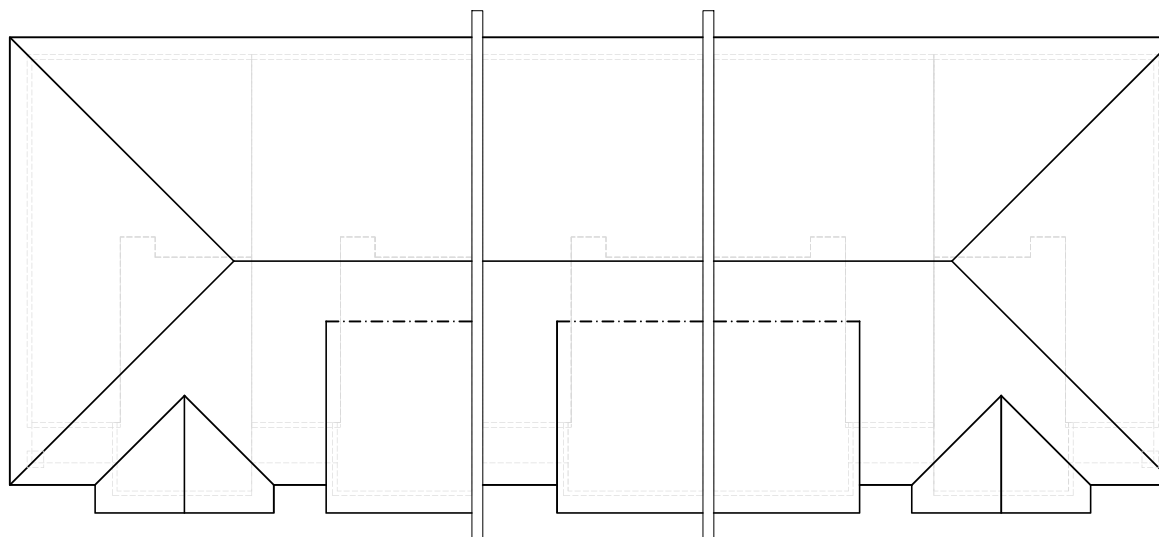
1st FLOOR FRAME: 1,202 sq. ft.
2nd FLOOR FRAME: 672 sq. ft.
COMBINED FRAME: 1,874 sq. ft.
VENUE: 1,874 sq. ft.
GARAGE FRAME: 1,202 sq. ft.
PORCHES: 1,202 sq. ft.

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION PURPOSES ONLY. PLANS ARE GENERAL GUIDES FOR CONSTRUCTION AND SERVE AS AN AID TO THE BUILDER AND WORKERS. REFER TO LOCAL AND NATIONAL RESIDENTIAL BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS.

PAGE:
A1



FRONT ELEVATION CONCEPT
Scale: 1" = 8'



ROOF PLAN CONCEPT
Scale: 1" = 8'

PLAN: 225nindiana.dwg

ADDRESS: 225 N Indiana

Aviemore Design, llc
(403) 370-0543 AviemoreDesign@gmail.com

DRAWN BY: JT HAWK
DATE DRAWN: 02/25/2016

1st FLOOR FRAME: --- sq. ft.
2nd FLOOR FRAME: --- sq. ft.
COMBINED FRAME: --- sq. ft.
VENUE: --- sq. ft.
GARAGE FRAME: --- sq. ft.
PORCHES: --- sq. ft.

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION PURPOSES ONLY. PLANS ARE GENERAL GUIDES FOR CONSTRUCTION AND SERVE AS AN AID TO THE BUILDER AND WORKERS. REFER TO LOCAL AND NATIONAL RESIDENTIAL BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS.

PAGE:

A2

CASE NUMBER: SPUD-1833

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Homes Investment & General Construction, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1833 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:

Lots one (1) thru six (6), both inclusive, in Block ten (10), of Carle & Colcord Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

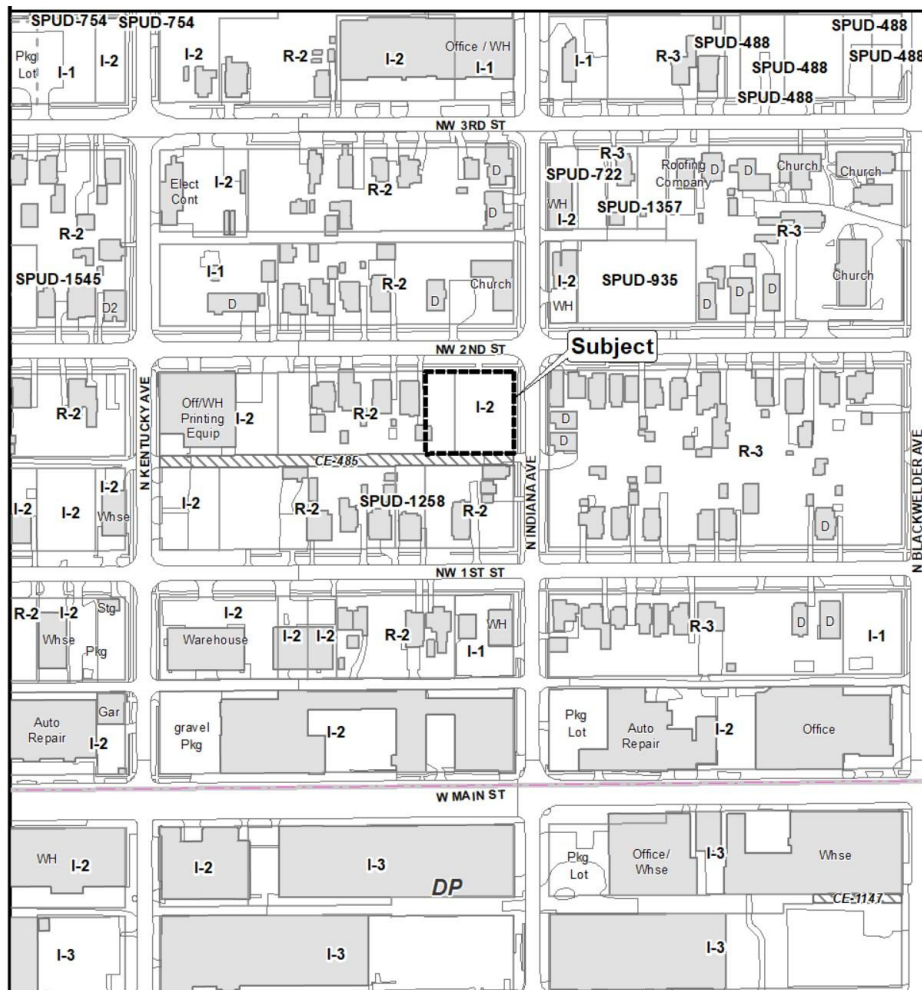
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1833

FROM: R-2 Medium-Low Density Residential and I-2 Moderate Industrial Districts

TO: SPUD-1833 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 225 North Indiana Avenue



PROPOSED USE: The purpose of this application is to allow multifamily residential use and development, including apartments or townhomes.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential 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-1833

LOCATION: 225 North Indiana 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-1833 Simplified Planned Unit Development District from R-2 Medium-Low Density Residential and I-2 Moderate Industrial Districts . 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:

Lots one (1) thru six (6), both inclusive, in Block ten (10), of Carle & Colcord Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow multifamily residential use and development, including apartments or townhomes.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** (OKC Zoning Ordinance, 2020).

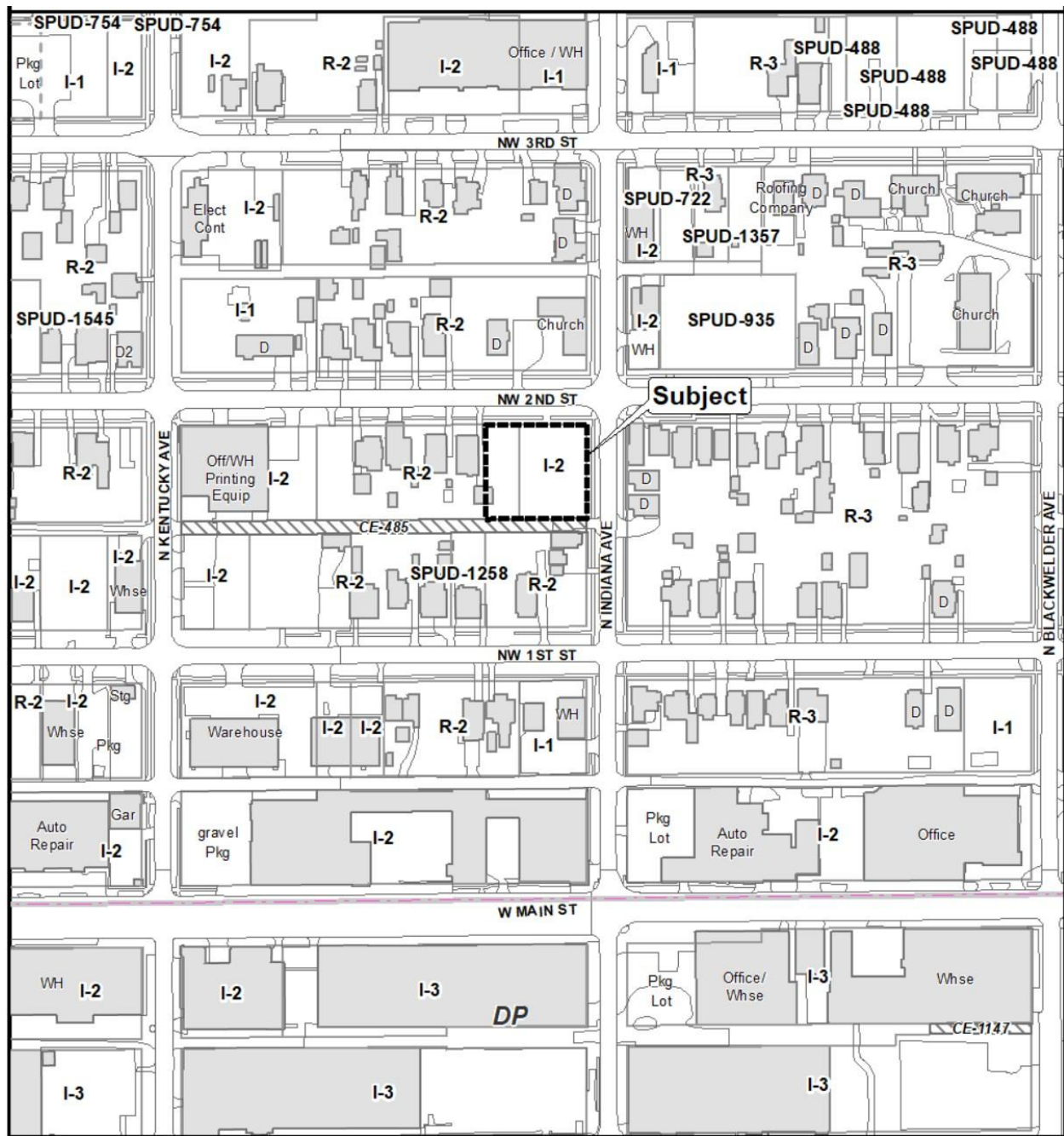
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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
May 14, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on May 11, 2026)

11. (SPUD-1833) Application by Homes Investment & General Construction, LLC to rezone 225 North Indiana Avenue from R-2 Medium-Low Density Residential and I-2 Moderate Industrial Districts to SPUD-1833 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MILNER, SECONDED BY HARRISON

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

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 14, 2026

Item No. IV. 11.

(SPUD-1833) Application by Homes Investment & General Construction, LLC to rezone 225 North Indiana Avenue from R-2 Medium-Low Density Residential and I-2 Moderate Industrial Districts to SPUD-1833 Simplified Planned Unit Development District. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow multifamily residential use and development, including apartments or townhomes.

B. EXISTING CONDITIONS

1. Size of Site: 0.48 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	R-2 / I-2	R-2	R-3	R-2	R-2
Land Use	Undeveloped	Church	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” development 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** District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be permitted within this SPUD, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

2. **Maximum Building Height:**

The maximum building height shall be two (2) stories or 35 feet within this SPUD.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings/Units:**

There shall be a maximum of two (2) buildings and ten (10) units within this SPUD.

5. **Building Setback Lines**

North:	20 feet
East:	5 feet
South:	15 feet
West:	5 feet

6. **Sight-Proof Screening:**

Screening shall be in accordance with the base zoning district.

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. Trees on 40-foot centers shall be planted on NW 2nd Street and along N Indiana. Subject to a revokable permit granted by the City, these may be placed in the right of way, otherwise they shall be within the setback areas.

8. **Signs:**

Signage within this SPUD shall be per code, except that Off-Premise signs and EMD signs shall be prohibited.

9. **Access:**

Access may be taken from NW 2nd St. and N Indiana.

10. Sidewalks

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 Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted. Front entries or side porches shall face NW 2nd Street.

2. Open Space:

20% of the site shall be open space, defined as no buildings or paving.

3. Street Improvements:

N/A.

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 in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Garages may be used to satisfy parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. 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 common areas intended for the use of conveyance of storm water, 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 to meet the requirements specified above.

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: Conceptual 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): 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.
- 10) Amend Section Sidewalks to include: The sidewalk adjacent to this SPUD along N. Indiana Avenue appears to be damaged and may require repair or replacement. Any 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.
- 11) Reference Section Parking: Private parking for this SPUD will not be allowed to encroach on the public right-of-way. Revise Site Plan to remove the encroachment.

4. Utilities Department:

a. Water Availability:

1. An existing 24-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 considered commercial and will be master metered.

b. Wastewater Availability:

1. An existing 12-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. Internal to property will be considered private.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

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 proposes up to 10 dwelling units in 2 buildings, governed by the R-4 District. The SPUD regulations would allow multiple single-family residences, duplexes, triplexes or quadplexes on a common lot. 10 units on the 0.48-acre site would be a density of 20.7 du/acre.

Automobile Connectivity:

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

The subject site is located on the southwest corner of North Indiana Avenue and NW 2nd Street, both Neighborhood Streets in the Urban Medium LUTA. The site currently has one access point along NW 2nd Street. The SPUD allows access from both streets, but shows only one driveway on NW 2nd Street.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently partially available on the subject site. Some portions of the existing sidewalk may need repair or to be uncovered. The SPUD regulations

require sidewalks on the site in the event of new construction, in accordance with Code and ADA requirements.

- 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 “Traffic” are potential compatibility issues 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 proposes 10 dwelling units in 2 buildings, with a maximum height of 35 feet and 2 stories. Building setbacks are proposed at 20 feet on the north, 5 feet on the east, 15 feet on the south, and 5 feet on the west. At least 20% open space will be provided. Single-family homes are located to the south and west. The SPUD proposes utilizing the base R-4 District for screening and landscaping, with specific language added that trees on 40-foot centers shall be planted on NW 2nd Street and along North Indiana Avenue. The trees would be permitted to be placed within the right-of-way, if granted a revokable permit; otherwise, the trees would be located within the setback areas.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located on the southwest corner of North Indiana Avenue and NW 2nd Street, both Neighborhood Streets. The site abuts a platted alley to the south, which has been closed (CE-485).*

- 3) **Service Efficiency:**
- Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) **Transportation System:** The subject site is located on the southwest corner of North Indiana Avenue and NW 2nd Street, both Neighborhood Streets. The nearest transit (bus) service is located north of the site, along NW 3rd Street, to the south, along West Main Street.
- 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)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)

6) Other Considerations: Historic Resources

The property is within an area identified as the Willard-Colcord Historic District, which was given a formal Determination of Eligibility for the National Register of Historic Places in 1992. The City's preservation plan, *preserveokc*, would support new development on the vacant property that is compatible with surrounding historic resources.

b. Plan Conformance Considerations

The subject site is located on the southwest corner of North Indiana Avenue and NW 2nd Street. The site is currently undeveloped and zoned as a mixture of R-2 (west) and I-2 (east) land. Land to the north, across NW 2nd Street, is developed with a church and single-family residences zoned R-2. Across North Indiana Avenue, to the east, are single-family homes zoned R-3. Abutting land to the south, across the platted alley, and to the west are zoned R-2 and developed with single-family homes. Land to the southwest was rezoned from R-2 to SPUD-1258 in 2020 to allow an additional single-family residence on a lot containing a duplex.

The SPUD proposes to remove the industrial zoning and allow up to 10 dwelling units in 2 buildings, governed by the R-4 District. The SPUD regulations would allow single-family through multiple-family residential uses, including townhomes. Front entries or side porches shall face NW 2nd Street. Ten units on the 0.48-acre site would be a density of 20.7 du/acre. Building setbacks are proposed at 20 feet on the north, 5 feet on the east, 15 feet on the south, and 5 feet on the west. At least 20% open space will be provided. 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.

E. STAFF RECOMMENDATION

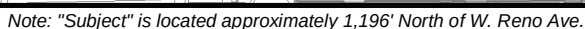
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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.

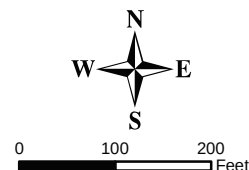
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

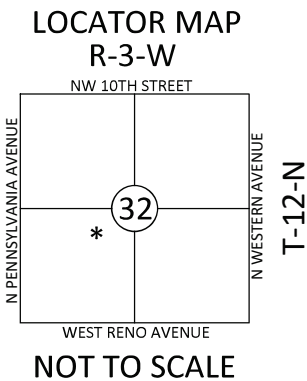
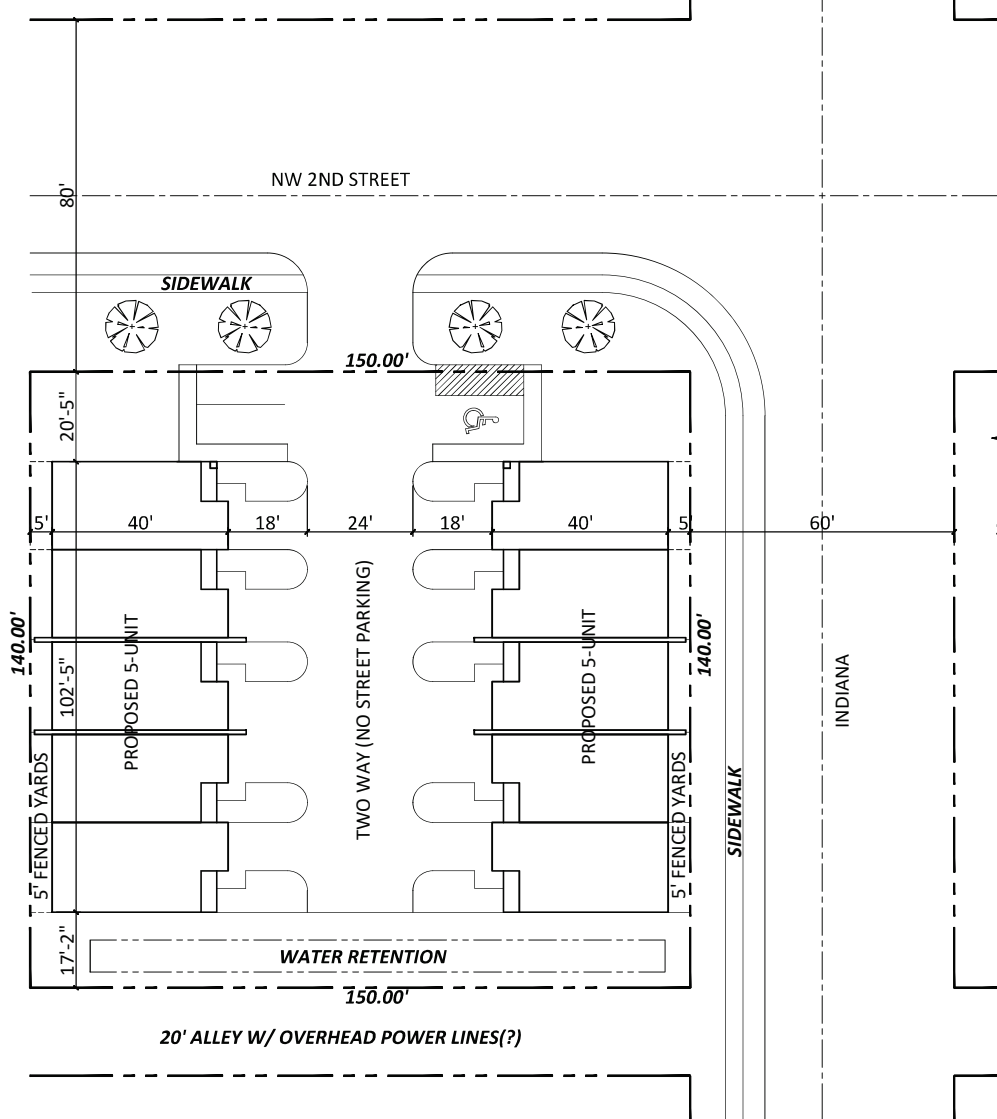
taj

Existing Zoning: R-2 / I-2 Location: 225 N. Indiana Ave.



Simplified Planned Unit Development





C1 SITE PLAN CONCEPT - 225 N INDIANA AVE
Scale: 1" = 20'

LEGAL DESCRIPTION

LOTS 1-6 OF BLOCK 10, CARLE & COLCORD ADDITION TO
OKLAHOMA CITY
A SUBDIVISION OF THE SW QUARTER OF SECTION 32, T12N,
R3W OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY,
OKLAHOMA

PLAN: 225nindiana.dwg

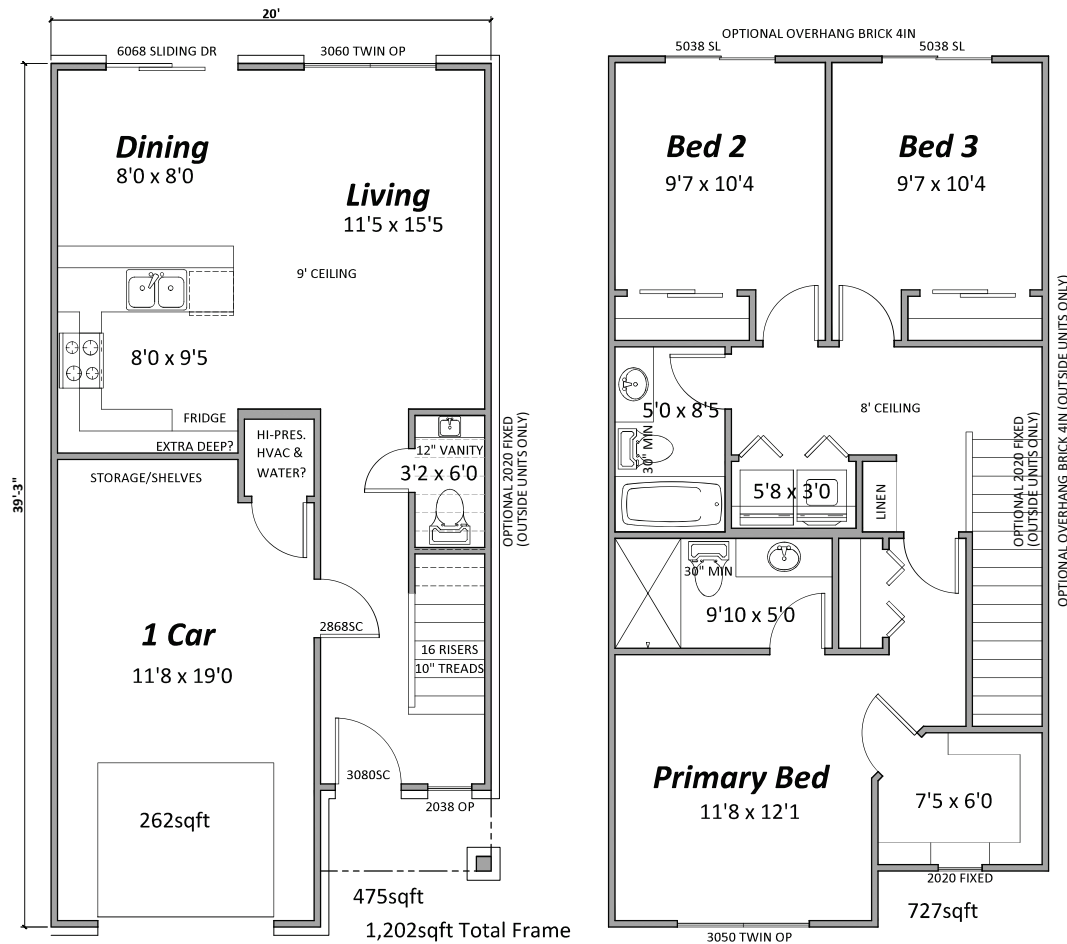
ADDRESS: 225 N Indiana

Aviemore Design, llc
(405) 370-0543 AviemoreDesign@gmail.com

1st FLOOR FRAME: _____ sq. ft.
2nd FLOOR FRAME: _____ sq. ft.
COMBINED FRAME: _____ sq. ft.
GARAGE FRAME: _____ sq. ft.
PORCHES: _____ sq. ft.

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION
PURPOSES ONLY. PLANS ARE GENERAL GUIDES FOR
CONSTRUCTION AND SERVE AS AN AID TO THE BUILDER. AND
WORKERS. REFER TO LOCAL AND NATIONAL RESIDENTIAL
BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS.

PAGE:
C1



FLOOR PLAN CONCEPT -MAIN & UPPER LEVEL
Scale: 1" = 4'

PLAN: 225indiana.dwg

ADDRESS: 225 N Indiana

DRAWN BY: JT HAWK
DATE DRAWN: 02/25/2016

Aviemore Design, llc
(403) 370-0543 AviemoreDesign@gmail.com

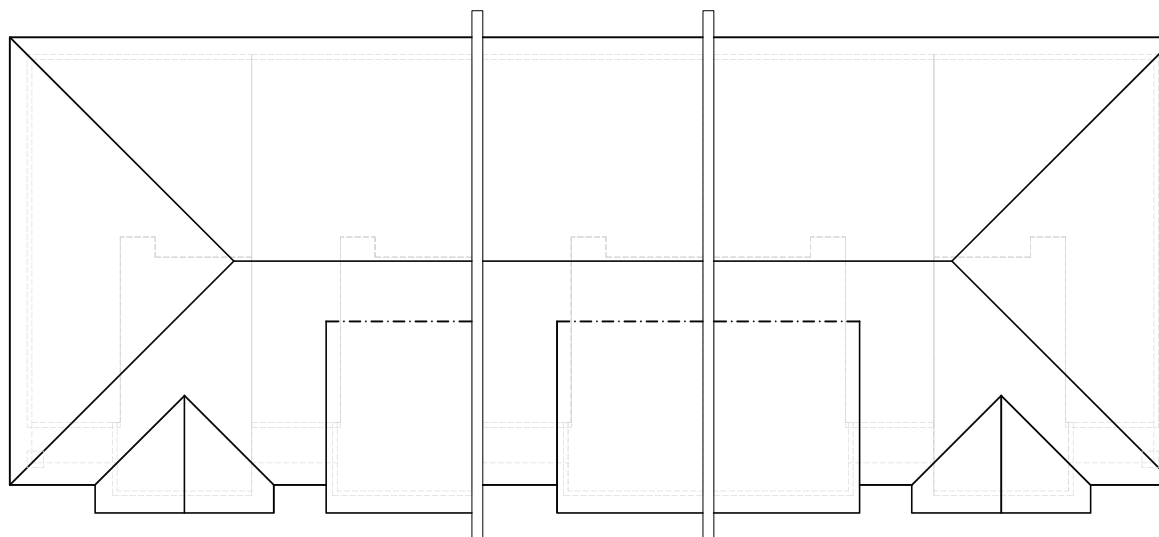
1st FLOOR FRAME: 727 sq. ft.
2nd FLOOR FRAME: 727 sq. ft.
COMBINED FRAME: 1454 sq. ft.
VENUE: 1454 sq. ft.
GARAGE FRAME: 262 sq. ft.
PORCHES: 0 sq. ft.

NOTICE TO BUILDERS AND CONTRACTORS:
FLOOR PLANS AND ELEVATIONS ARE FOR TYPICAL CONSTRUCTION PURPOSES ONLY. PLANS ARE GENERAL GUIDES FOR CONSTRUCTION AND SERVE AS AN AID TO THE BUILDER AND WORKERS. REFER TO LOCAL AND NATIONAL RESIDENTIAL BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS.

PAGE:
A1



FRONT ELEVATION CONCEPT
Scale: 1" = 8'



ROOF PLAN CONCEPT
Scale: 1" = 8'

PLAN: 225nindiana.dwg

ADDRESS: 225 N Indiana

Aviemore Design, llc
(405) 370-0543 AviemoreDesign@gmail.com

DRAWN BY: JT HAWK
DATE DRAWN: 02/25/2016

1st FLOOR FRAME: --- sq. ft.
2nd FLOOR FRAME: --- sq. ft.
COMBINED FRAME: --- sq. ft.
VENUEER: --- sq. ft.
GARAGE FRAME: --- sq. ft.
PORCHES: --- sq. ft.

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BUILDING CODE REQUIREMENTS FOR ALL CONSTRUCTION DETAILS

PAGE:

A2

Case No: SPUD-1833

Applicant: Homes Investment & General Construction, LLC

Existing Zoning: R-2 / I-2

Location: 225 N. Indiana Ave.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Note: "Subject" is located approximately 1,196' North of W. Reno Ave.

Simplified Planned Unit Development



0 100 200
Feet