

ORDINANCE NO. 28,112

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:

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights 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 16TH day of JUNE, 2026.

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

ATTEST:

Amy K. Simpson
CITY CLERK



[Signature]
VICE- MAYOR

REVIEWED for form and legality.

[Signature]
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. D
7/21/2026

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-1832), rezoning 1401 NW 9th Street from SPUD-1407 Simplified Planned Unit Development District to SPUD-1832 Simplified Planned Unit Development District. Ward 6.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
Bradley Buffinga

Purpose:

The purpose of this application is to allow residential use and development, specifically multi-family residential (apartments).

Background:

On May 28, 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. ~~Specify a maximum number of buildings or maximum number of dwelling units per building.~~
2. Modify Open Space to state: A minimum 15 percent open space, defined as no buildings or paving, shall be provided within this SPUD.
3. Modify Dumpster Regulations to add: In the event a revocable permit is not approved, the base zoning standards will apply. Dumpster pick up shall be limited to the hours between 7:00 a.m. to 8:00 p.m.

Protests:

None

Previous Action:

The Ordinance was introduced June 16, 2026, and set for final hearing July 21, 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 9th St. & Douglas Ave..

Project Name

1401 NW 9th St.

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

Residential Development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1832

File Date: 3-20-26

Ward No.: 6

Nbhd. Assoc.: Metro Park

School District: OKC

Extg Zoning: SPUD-1407

Overlay:

0.1079 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

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.



WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **100 One Hundred, LLC** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Bradley Buffinga

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 015925010, 015925000 and 015924875

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 parties of the second part, its successors, 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.

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered March 3, 2026.

100 One Hundred LLC

BY: [Signature]
Amy Merrick
Member Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3 day of March, 2026, personally appeared Amy Merrick, Member Manager of 100 One Hundred LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Member Manager, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

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



Notary Public in and for the State of Oklahoma
Notary's Printed Name: Ciara Roe
Notary's Commission Expires: 3-9-26

Mail Tax Statements To:
Bradley Buffinga

21062 E Timberline Rd
Glen Creek AZ 85142

Presented for filing by and return to:

Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710062600103

Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

OAG 2024-1 - INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Bradley Buffinga (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - ☒ the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - ☐ the person obtaining the Property's attorney in fact.
 - ☐ the person obtaining the Property's court appointed guardian or personal representative.
3. The person obtaining the Property is:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.
4. The person obtaining the Property acquired title to the Property.
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

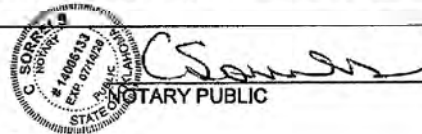
6. I acknowledge and understand that 60 O.S. § 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that 60 O.S. § 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of Entity

Date

The foregoing instrument was subscribed and sworn to before me this 6 day of March, 2024
by Bradley Buffinga



My Commission Expires: _____
My Commission No.: _____

Exhibit A

Legal Description

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

[illegible]

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.

By: Bradley Buffinga
Signature

Bradley Buffinga

Type/Print Name

Title: Owner
Manager / Proprietor

Date: 03/09/26
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

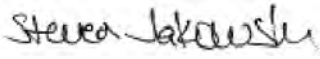
See Attached Exhibit "A"

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: March 9, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2981699-OK99

EXHIBIT "A"
Legal Description

For Tax Map ID(s): **015925010, 015925000 and 015924875**

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

OWNERSHIP REPORT
ORDER 2981699-OK99

EFFECTIVE DATE: MARCH 9, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2725	R015924875	BUFFINGA BRADLEY		21062 E TIMBERLINE RD	QUEEN CREEK	AZ	85142- 1651	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOTS 19 & 20 (PART OF SUBJECT PROPERTY)	1405 NW 9TH ST OKLAHOMA CITY
2725	R015925000	BUFFINGA BRADLEY		21062 E TIMBERLINE RD	QUEEN CREEK	AZ	85142- 1651	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 N46FT OF LOTS 21 & 22 (PART OF SUBJECT PROPERTY)	1011 N DOUGLAS BLVD OKLAHOMA CITY
2725	R015925010	BUFFINGA BRADLEY		21062 E TIMBERLINE RD	QUEEN CREEK	AZ	85142- 1651	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 S94FT OF LIS 21 & 22 (PART OF SUBJECT PROPERTY)	1401 NW 9TH ST OKLAHOMA CITY
2714	R060088400	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102- 2232	SUMMERS PLACE ADD	21	0	SUMMERS PLACE ADD 021 000 LOTS 3 & 4 EX A TR BEG NW/C LT 3 TH S75FT SE35.35FT E247FT NE35.35FT N75FT W297FT TO BEG CITY	1321 NW 10TH ST OKLAHOMA CITY
2714	R060088425	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FL	OKLAHOMA CITY	OK	73102	SUMMERS PLACE ADD	21	0	SUMMERS PLACE ADD 021 000 PT OF LOTS 3 & 4 BEG NW/C LT 3 TH S75FT SE35.35FT E247FT NE35.35FT N75FT W297FT TO BEG CONT .67ACRS MORE OR LESS AKA TR A CITY	1315 NW 10TH ST OKLAHOMA CITY
2714	R061026010	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102- 2232	PESHEKS SUB ADDITION	4	0	PESHEKS SUB ADDITION 004 000 LOTS 11 THRU 20 EX A TR BEG NW/C LT 11 TH S65FT SE35.35FT E220FT NE35.35FT N65FT W270FT TO BEG CITY	1423 NW 10TH ST OKLAHOMA CITY

OWNERSHIP REPORT
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2714	R061026020	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FL	OKLAHOMA CITY	OK	73102	PESHEKS SUB ADDITION	4	0	PESHEKS SUB ADDITION 004 000 PT OF LOTS 11 THRU 20 BEG NW/C LT 11 TH S65FT SE35.35FT E220FT NE35.35FT N65FT W270FT TO BEG CONT .54ACRS MORE OR LESS AKA TR B	1415 NW 10TH ST OKLAHOMA CITY
2725	R015922250	LYKES PATRICK LEE		1308 NW 10TH ST	OKLAHOMA CITY	OK	73106- 7016	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 5 & 6	1308 NW 10TH ST OKLAHOMA CITY
2725	R015922375	BORREGO ARMANDO	MENDOZA FEDERICA	1314 NW 10TH ST	OKLAHOMA CITY	OK	73106- 7016	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 7 & 8	1314 NW 10TH ST OKLAHOMA CITY
2725	R015922500	ONEIL MICHAEL		1316 NW 10TH ST	OKLAHOMA CITY	OK	73106- 7016	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 9 & 10	1316 NW 10TH ST OKLAHOMA CITY
2725	R015922625	FLORES BALDOMERO MENDOZA		1320 NW 10TH ST	OKLAHOMA CITY	OK	73106- 7016	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 11 & 12	1320 NW 10TH ST OKLAHOMA CITY
2725	R015922750	NORTON KADEN & DACIA		1324 NW 10TH ST	OKLAHOMA CITY	OK	73106	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 13 & 14	1324 NW 10TH ST OKLAHOMA CITY
2725	R015922875	RAMS HEAD INDUSTRIES LLC		3126 NW 18TH ST	OKLAHOMA CITY	OK	73107	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 15 & 16	1325 NW 9TH ST OKLAHOMA CITY
2725	R015923000	RAMS HEAD INDUSTRIES LLC		3126 NW 18TH ST	OKLAHOMA CITY	OK	73107	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 17 & 18	1321 NW 9TH ST OKLAHOMA CITY
2725	R015923125	MATRIX REAL ESTATE LLC		8520 S PENNSYLVAN IA AVE	OKLAHOMA CITY	OK	73159	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 19 & 20	1317 NW 9TH ST OKLAHOMA CITY

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2725	R015923250	VELAZQUEZ SILVIA MARTINEZ CORNEJO		1315 NW 9TH ST	OKLAHOMA CITY	OK	73106	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 21 & 22	1315 NW 9TH ST OKLAHOMA CITY
2725	R015923375	GUZMAN ROMEO & HERMINIA		1309 NW 9TH ST	OKLAHOMA CITY	OK	73106- 7011	BRAUERS HEIGHTS ADD	3	0	BRAUERS HEIGHTS ADD 003 000 LOTS 23 & 24	1309 NW 9TH ST OKLAHOMA CITY
2725	R015923625	ESPINOZA ANGEL & ROSA		1400 NW 10TH ST	OKLAHOMA CITY	OK	73106- 4820	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOTS 1 & 2	1400 NW 10TH ST OKLAHOMA CITY
2725	R015923750	TAPIA EMILIANO JOSHUA		1404 NW 10TH ST	OKLAHOMA CITY	OK	73106- 4820	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOTS 3 & 4	1404 NW 10TH ST OKLAHOMA CITY
2725	R015923875	RAY ANDREW M & MEGAN	8308 WOODHUE DR		OKLAHOMA CITY	OK	73135	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOTS 5 & 6	1408 NW 10TH ST OKLAHOMA CITY
2725	R015924000	ALFARO ANTONIO & ALMA	ALFARO ANTONIO JR	1412 NW 10TH ST	OKLAHOMA CITY	OK	73106	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOT 7 & E2 OF LOT 8	1412 NW 10TH ST OKLAHOMA CITY
2725	R015924125	ALFARO ANTONIO & ALMA	ALFARO ANTONIO JR	1412 NW 10TH ST	OKLAHOMA CITY	OK	73106- 4820	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 W2 OF LOT 8 & ALL OF LOT 9	1416 NW 10TH ST OKLAHOMA CITY
2725	R015924250	LAM NHUNG	NGUYEN JERRY	11900 N WALKER AVE	OKLAHOMA CITY	OK	73114- 7943	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOTS 10 & 11	1422 NW 10TH ST OKLAHOMA CITY
2725	R015924375	PEREZ FATIMA	HERNANDEZ RODOLFO PEREZ	1621 NW 11TH ST	OKLAHOMA CITY	OK	73106	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 S86FT OF LOTS 12 & 13	1421 NW 9TH ST OKLAHOMA CITY
2725	R015924400	PEREZ FATIMA	HERNANDEZ RODOLFO PEREZ	1621 NW 11TH ST	OKLAHOMA CITY	OK	73106	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 N54FT OF LOTS 12 & 13	1010 N BRAUER AVE OKLAHOMA CITY
2725	R015924560	VEGA EVER S		1413 NW 9TH ST	OKLAHOMA CITY	OK	73106- 4813	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOT 14 & W2 OF LOT 15	1417 NW 9TH ST OKLAHOMA CITY

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2725	R015924625	VEGA EVER S	CALDERON KARLA	1413 NW 9TH ST	OKLAHOMA CITY	OK	73106- 4813	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 E2 OF LOT 15 & ALL OF LOT 16	1413 NW 9TH ST OKLAHOMA CITY
2725	R015924750	SOUTH CENTRAL PROPERTIES	C/O FIDEL V ZAMACONA	1409 NW 9TH ST	OKLAHOMA CITY	OK	73106	BRAUERS HEIGHTS ADD	4	0	BRAUERS HEIGHTS ADD 004 000 LOTS 17 & 18	1409 NW 9TH ST OKLAHOMA CITY
2725	R015925125	GIBBONS JESSE & LUCIANA		512 NW 164TH ST	EDMOND	OK	73013- 2001	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 LOTS 1 & 2	1400 NW 9TH ST OKLAHOMA CITY
2725	R015925250	RIVERA SANTOS		1200 NW 10TH ST	OKLAHOMA CITY	OK	73106- 7014	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 LOTS 3 & 4	1404 NW 9TH ST OKLAHOMA CITY
2725	R015925375	PROPERTY MANAGEMENT	SERVICES INC	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106- 5021	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 LOTS 5 & 6	1412 NW 9TH ST OKLAHOMA CITY
2725	R015925500	COYNE KENNY S & KITTIE		1414 NW 9TH ST	OKLAHOMA CITY	OK	73106- 4814	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 LOT 7 & E2 OF LT 8	1414 NW 9TH ST OKLAHOMA CITY
2725	R015925625	CAPSTONE MANAGEMENT GROUP LLC		PO BOX 721703	OKLAHOMA CITY	OK	73172	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 W2 OF LOT 8 & ALL OF LOT 9	1416 NW 9TH ST OKLAHOMA CITY
2725	R015925750	SALDANA ROBERTO & MANUELA		1418 NW 9TH ST	OKLAHOMA CITY	OK	73106- 4852	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 N80FT OF LOTS 10 & 11	1418 NW 9TH ST OKLAHOMA CITY
2725	R015925755	PEREZ OSCAR		2213 SW 77TH ST	OKLAHOMA CITY	OK	73159- 5117	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 S50FT OF LOTS 10 & 11	914 N BRAUER AVE OKLAHOMA CITY
2725	R015925875	MCDURMOTT KURT		2349 NW 34TH ST	OKLAHOMA CITY	OK	73112- 7825	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 N40FT LOTS 12 & 13 & N40FT OF W5FT LOT 14	910 N BRAUER AVE OKLAHOMA CITY
2725	R015926000	SANROMAN ARMANDO & SURGEY		1413 NW 8TH ST	OKLAHOMA CITY	OK	73106- 4807	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 LOT 14 EX W5FT OF N40FT PLUS W 1/2 OF LOT 15	0 UNKNOWN OKLAHOMA CITY

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2725	R015926010	LARA ARMANDO SANROMAN	ULLOA SUGEY SANROMAN	1413 NW 8TH ST	OKLAHOMA CITY	OK	73106- 4807	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 E 1/2 OF LOT 15 & ALL LOT 16	1413 NW 8TH ST OKLAHOMA CITY
2725	R015926030	ULLOA SUGEY SANROMAN	SANROMAN ARMANDO	1413 NW 8TH ST	OKLAHOMA CITY	OK	73106- 4807	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 S90FT LOT 12 & 13	1421 NW 8TH ST OKLAHOMA CITY
2725	R015926125	SANROMAN ROLDOLFO & MARIA		1409 NW 8TH ST	OKLAHOMA CITY	OK	73106- 4807	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 LOTS 17 & 18	1409 NW 8TH ST OKLAHOMA CITY
2725	R015926250	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114- 2408	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 N50FT OF LTS 19 THRU 22	909 N DOUGLAS AVE OKLAHOMA CITY
2725	R015926375	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114- 2408	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 S80FT LT 19 & W21FT OF S80FT OF LT 20	1405 NW 8TH ST OKLAHOMA CITY
2725	R015926500	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114- 2408	BRAUERS HEIGHTS ADD	5	0	BRAUERS HEIGHTS ADD 005 000 E4FT OF S80FT LT 20 & S80FT OF LTS 21 & 22	1401 NW 8TH ST OKLAHOMA CITY
2725	R015926875	HEART & HAND MINISTRIES INC		PO BOX 12065	OKLAHOMA CITY	OK	73157- 2065	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 5 & 6	1308 NW 9TH ST OKLAHOMA CITY
2725	R015927000	HENSLEY BARBARA		1312 NW 9TH ST	OKLAHOMA CITY	OK	73106- 7012	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 7 & 8	1312 NW 9TH ST OKLAHOMA CITY
2725	R015927125	VTL INVESTMENTS LLC		5401 PAINTED PONY RD	WARRACRES	OK	73132	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 9 & 10	1316 NW 9TH ST OKLAHOMA CITY
2725	R015927250	PARADIGM GROUP INVESTMENTS LLC		3240 RAINTREE RD	OKLAHOMA CITY	OK	73120- 1836	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOT 11 LESS S35FT OF W5FT & LOT 12 LESS S35FT	1320 NW 9TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2981699-OK99

EFFECTIVE DATE: MARCH 9, 2026 AT 7:30 AM

2725	R015927300	SVERDUK ROBERT P		912 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106- 4834	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 S35FT OF W5FT LOT 11 & S35FT LOT 12 & S30FT LOTS 13 & 14	912 N DOUGLAS AVE OKLAHOMA CITY
2725	R015927375	OIKOS REALTIE TRADE LLC		PO BOX 720061	OKLAHOMA CITY	OK	73172- 0061	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 N100FT OF LOTS 13 & 14	1328 NW 9TH ST OKLAHOMA CITY
2725	R015927500	MIDPOINT PROPERTIES LLC		6509 BENT WOOD DR	OKLAHOMA CITY	OK	73169- 6226	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 15 & 16	1331 NW 8TH ST OKLAHOMA CITY
2725	R015927625	HOME HEROES LLC		517 N CHRIS TER	MUSTANG	OK	73064	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 17 & 18	1321 NW 8TH ST OKLAHOMA CITY
2725	R015927750	CANDOR HOMES LLC		407 W COVELL RD, Unit 30362	EDMOND	OK	73003	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 19 & 20	1317 NW 8TH ST OKLAHOMA CITY
2725	R015927875	NGUYEN DONNY		2604 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112- 7007	BRAUERS HEIGHTS ADD	6	0	BRAUERS HEIGHTS ADD 006 000 LOTS 21 & 22	0 UNKNOWN OKLAHOMA CITY
2725	R016080025	WILLIAMS PAUL G & LORENE		1500 NW 10TH ST	OKLAHOMA CITY	OK	73106- 4822	NEAS ADDITION	2	0	NEAS ADDITION 002 000 N90FT OF LOTS 1 & 2	1500 NW 10TH ST OKLAHOMA CITY
2725	R016080050	FIELDS CONNOR S		1013 N BRAUER AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	2	0	NEAS ADDITION 002 000 S50FT OF LTS 1 & 2 & N32FT OF LOTS 31 & 32	1013 N BRAUER AVE OKLAHOMA CITY
2725	R016080400	CROSS & CROWN MISSION		1008 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106- 4840	NEAS ADDITION	2	0	NEAS ADDITION 002 000 S108FT OF LOTS 31 & 32	1501 NW 9TH ST OKLAHOMA CITY
2725	R016081425	BILLINGSLEY TIMMY WESLEY		1500 NW 9TH ST	OKLAHOMA CITY	OK	73106- 4816	NEAS ADDITION	5	0	NEAS ADDITION 005 000 LOTS 1 & 2	1500 NW 9TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 9th St. & Douglas 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. 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 three (3) stories.

3. **Maximum Building Size:**

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

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

The maximum number of buildings shall be in accordance with the base zoning district. There shall be a maximum of 15 units.

5. Building Setback Lines

North: 5 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 9th St. and Douglas Ave.

10. Sidewalks

The existing sidewalks 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 (excluding the roof) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

No more than 31% open space shall be required within this SPUD.

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:

Dumpsters shall be located within an area screened by a wooden fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and may be placed where indicated on Exhibit B.

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, except that no more than 20 parking spaces are required.

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.

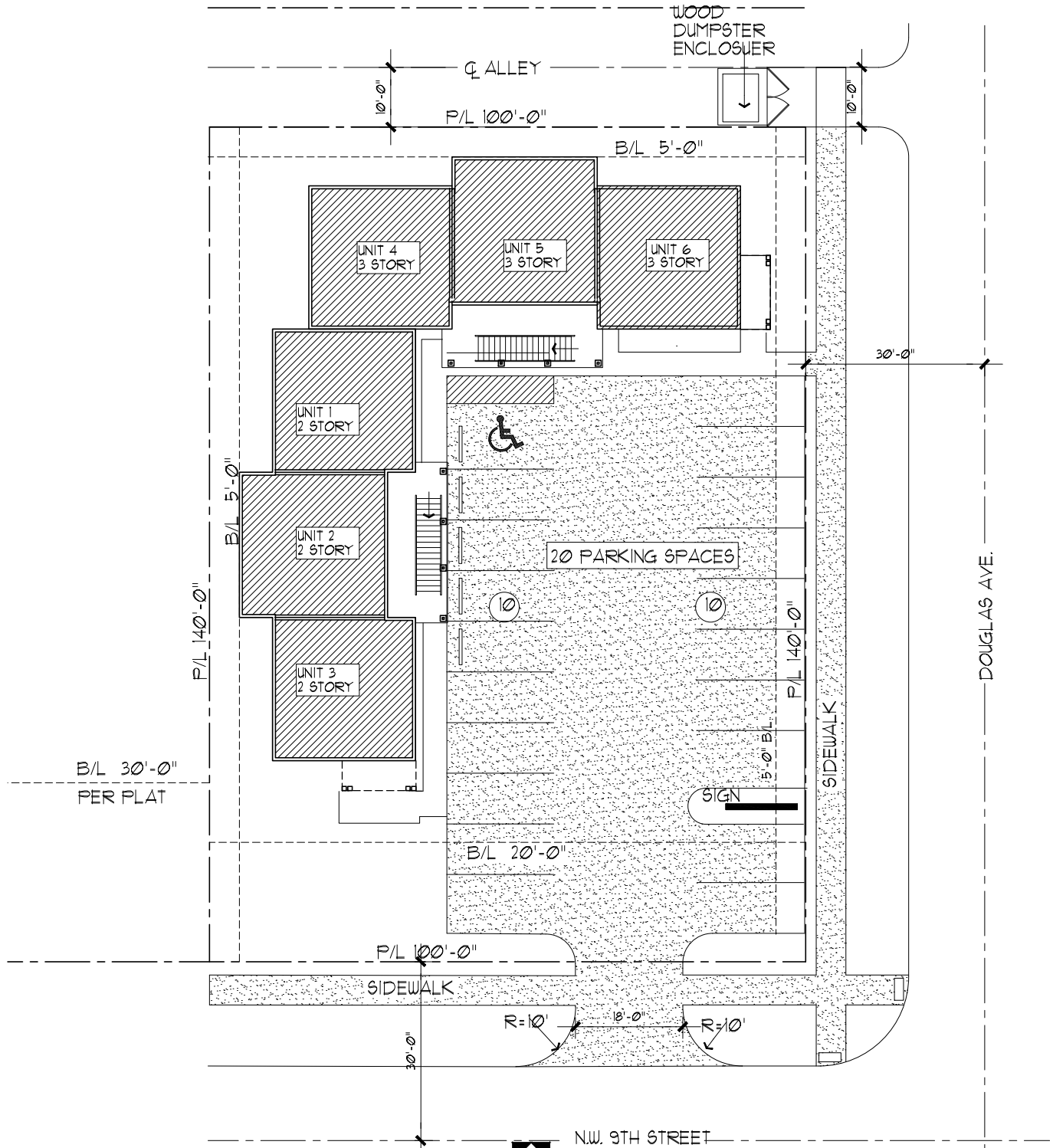
8. Drainage:

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



ADDRESS: 1401 NW 9th STREET

LEGAL DESCRIPTION:

LOTS 19, 20, 21 & 22 IN BLOCK 4
OF BRAUER HEIGHTS ADDITION

AREA COVERAGE:

LOT AREA=14,000 SQ. FT.

OPEN AREA=4288 SQ. FT.=31%

BUILDING AREA:

15 ONE BEDROOM APARTMENTS
576 SQ. FT. EACH=8,640 SQ. FT.

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIP CODE
SPUD-1832	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1832	METRO PARK	909 N ELLISON AVE	OKLAHOMA CITY	OK	73106
SPUD-1832	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1832	ALFARO ANTONIO & ALMA, ALFARO ANTONIO JR	1412 NW 10TH ST	OKLAHOMA CITY	OK	73106
SPUD-1832	BILLINGSLEY TIMMY WESLEY	1500 NW 9TH ST	OKLAHOMA CITY	OK	73106-4816
SPUD-1832	BORREGO ARMANDO, MENDOZA FEDERICA	1314 NW 10TH ST	OKLAHOMA CITY	OK	73106-7016
SPUD-1832	BUFFINGA BRADLEY	21062 E TIMBERLINE RD	QUEEN CREEK	AZ	85142-1651
SPUD-1832	CANDOR HOMES LLC	407 W COVELL RD, Unit 3036	EDMOND	OK	73003
SPUD-1832	CAPSTONE MANAGEMENT GROUP LLC	PO BOX 721703	OKLAHOMA CITY	OK	73172
SPUD-1832	COMPLETE HOME RENTALS LLC	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408
SPUD-1832	COYNE KENNY S & KITTIE	1414 NW 9TH ST	OKLAHOMA CITY	OK	73106-4814
SPUD-1832	CROSS & CROWN MISSION	1008 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106-4840
SPUD-1832	ESPINOZA ANGEL & ROSA	1400 NW 10TH ST	OKLAHOMA CITY	OK	73106-4820
SPUD-1832	FIELDS CONNOR S	1013 N BRAUER AVE	OKLAHOMA CITY	OK	73106
SPUD-1832	FLORES BALDOMERO MENDOZA	1320 NW 10TH ST	OKLAHOMA CITY	OK	73106-7016
SPUD-1832	GIBBONS JESSE & LUCIANA	512 NW 164TH ST	EDMOND	OK	73013-2001
SPUD-1832	GUZMAN ROMEO & HERMINIA	1309 NW 9TH ST	OKLAHOMA CITY	OK	73106-7011
SPUD-1832	HEART & HAND MINISTRIES INC	PO BOX 12065	OKLAHOMA CITY	OK	73157-2065
SPUD-1832	HENSLEY BARBARA	1312 NW 9TH ST	OKLAHOMA CITY	OK	73106-7012
SPUD-1832	HOME HEROES LLC	517 N CHRIS TER	MUSTANG	OK	73064
SPUD-1832	LAM NHUNG, NGUYEN JERRY	11900 N WALKER AVE	OKLAHOMA CITY	OK	73114-7943
SPUD-1832	LARA ARMANDO SANROMAN, ULLOA SUGEY SANROMAN	1413 NW 8TH ST	OKLAHOMA CITY	OK	73106-4807
SPUD-1832	LYKES PATRICK LEE	1308 NW 10TH ST	OKLAHOMA CITY	OK	73106-7016
SPUD-1832	MATRIX REAL ESTATE LLC	8520 S PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73159
SPUD-1832	MCDURMOTT KURT	2349 NW 34TH ST	OKLAHOMA CITY	OK	73112-7825
SPUD-1832	MIDPOINT PROPERTIES LLC	6509 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6226
SPUD-1832	NGUYEN DONNY	2604 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112-7007
SPUD-1832	NORTON KADEN & DACIA	1324 NW 10TH ST	OKLAHOMA CITY	OK	73106
SPUD-1832	OIKOS REALITIE TRADE LLC	PO BOX 720061	OKLAHOMA CITY	OK	73172-0061
SPUD-1832	ONEIL MICHAEL	1316 NW 10TH ST	OKLAHOMA CITY	OK	73106-7016
SPUD-1832	PARADIGM GROUP INVESTMENTS LLC	3240 RAINTREE RD	OKLAHOMA CITY	OK	73120-1836
SPUD-1832	PEREZ FATIMA, HERNANDEZ RODOLFO PEREZ	1621 NW 11TH ST	OKLAHOMA CITY	OK	73106

SPUD-1832	PEREZ OSCAR	2213 SW 77TH ST	OKLAHOMA CITY	OK	73159-5117
SPUD-1832	PROPERTY MANAGEMENT SERVICES INC	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021
SPUD-1832	RAMS HEAD INDUSTRIES LLC	3126 NW 18TH ST	OKLAHOMA CITY	OK	73107
SPUD-1832	RAY ANDREW M & MEGAN	8308 WOODHUE DR	OKLAHOMA CITY	OK	73135
SPUD-1832	RIVERA SANTOS	1200 NW 10TH ST	OKLAHOMA CITY	OK	73106-7014
SPUD-1832	SALDANA ROBERTO & MANUELA	1418 NW 9TH ST	OKLAHOMA CITY	OK	73106-4852
SPUD-1832	SANROMAN ARMANDO & SURGEY	1413 NW 8TH ST	OKLAHOMA CITY	OK	73106-4807
SPUD-1832	SANROMAN ROLDOLFO & MARIA	1409 NW 8TH ST	OKLAHOMA CITY	OK	73106-4807
SPUD-1832	SOUTH CENTRAL PROPERTIES C/O FIDEL V ZAMACONA	1409 NW 9TH ST	OKLAHOMA CITY	OK	73106
SPUD-1832	SVERDUK ROBERT P	912 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106-4834
SPUD-1832	TAPIA EMILIANO JOSHUA	1404 NW 10TH ST	OKLAHOMA CITY	OK	73106-4820
SPUD-1832	ULLOA SUGEY SANROMAN, SANROMAN ARMANDO	1413 NW 8TH ST	OKLAHOMA CITY	OK	73106-4807
SPUD-1832	VEGA EVER S	1413 NW 9TH ST	OKLAHOMA CITY	OK	73106-4813
SPUD-1832	VEGA EVER S, CALDERON KARLA	1413 NW 9TH ST	OKLAHOMA CITY	OK	73106-4813
SPUD-1832	VELAZQUEZ SILVIA MARTINEZ CORNEJO	1315 NW 9TH ST	OKLAHOMA CITY	OK	73106
SPUD-1832	VTL INVESTMENTS LLC	5401 PAINTED PONY RD	WARR ACRES	OK	73132
SPUD-1832	WILLIAMS PAUL G & LORENE	1500 NW 10TH ST	OKLAHOMA CITY	OK	73106-4822

APPROVED

July 21, 2026

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1832

MASTER DESIGN STATEMENT FOR

NW 9th St. & Douglas Ave.

March 19, 2026

May 21, 2026

June 2, 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-1832 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.

1.1. Minimum Lot Size:

Shall be in accordance with the base zoning district regulations.

1.2. Minimum Lot Width:

Shall be in accordance with the base zoning district regulations.

2. **Maximum Building Height:**

The maximum building height shall be 2 stories and 30 feet.

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 12 dwelling units within this SPUD.

5. Building Setback Lines from SPUD boundary:

North: 5 feet
East: 5 feet
South: 20 feet (shall supersede the platted building line)
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 Douglas Ave.

10. Sidewalks

Sidewalks shall be required, installed or replaced/repared as necessary along all street frontages, in accordance with the Municipal Code and ADA requirements.

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 (excluding the roof) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

A minimum 15 percent open space, defined as no buildings or paving, shall be provided within this SPUD.

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:

Dumpsters shall be located within an area screened by a wooden fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and may be placed where indicated on Exhibit B subject to revocable permit approval. In the event a revocable permit is not approved, the base zoning standards will apply. Dumpster pick up shall be limited to the hours between 7:00 a.m. to 8:00 p.m.

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, except that no more than 16 parking spaces are required. Parking shall be located behind the proposed structure.

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.

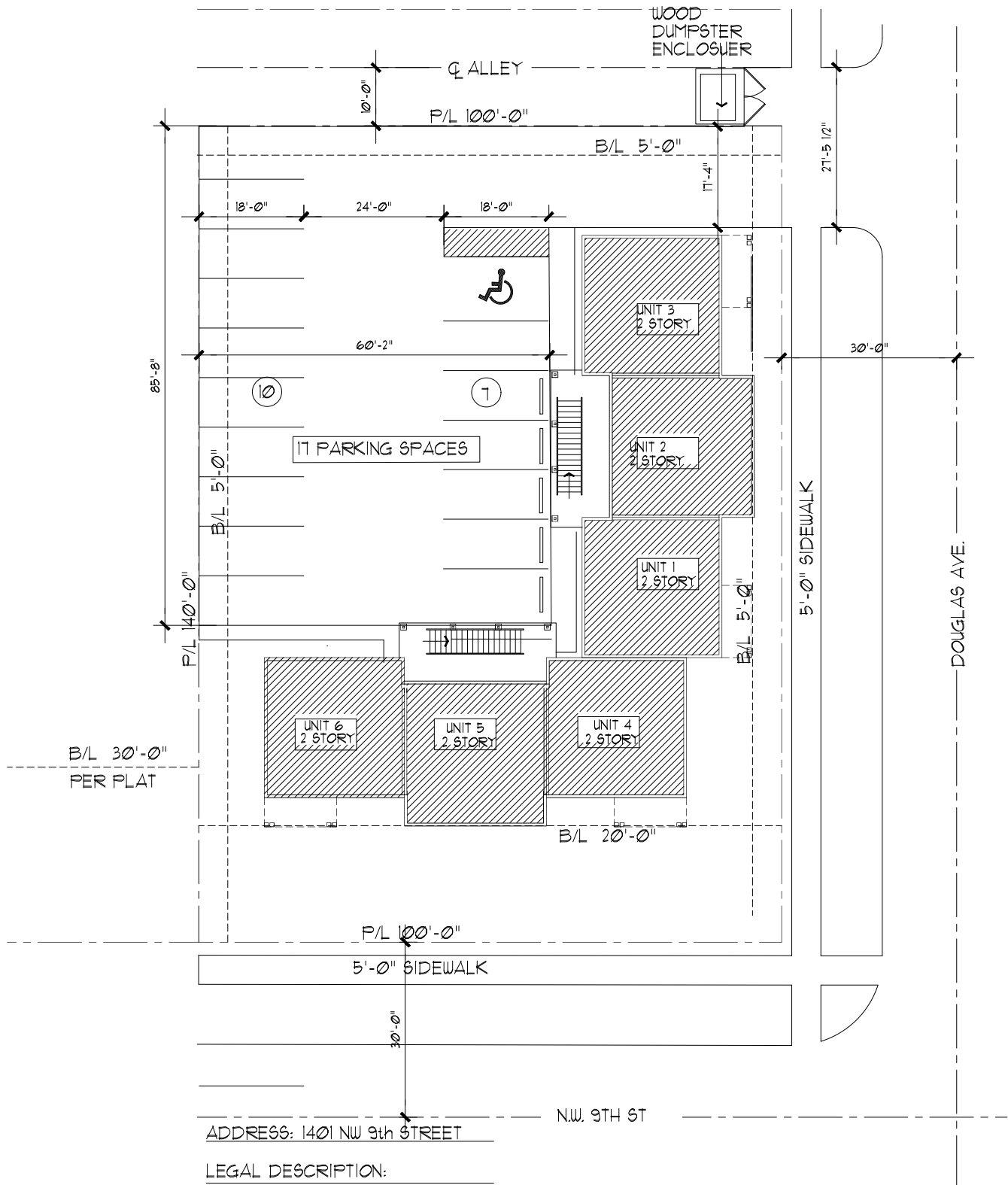
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1832 Exhibit A - Legal Description

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



LEGAL DESCRIPTION:

LOTS 19, 20, 21 & 22 IN BLOCK 4
OF BRAUER HEIGHTS ADDITION

AREA COVERAGE:

LOT AREA=14,000 SQ. FT.
OPEN AREA=3,785 SQ. FT.=27%

BUILDING AREA:

12 ONE BEDROOM APARTMENTS
576 SQ. FT. EACH=6,912 SQ. FT.

CASE NUMBER: SPUD-1832

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Bradley Buffinga**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1832 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 21, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

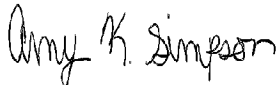
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 16th day of June 2026.

SEAL


Amy K. Simpson, City Clerk



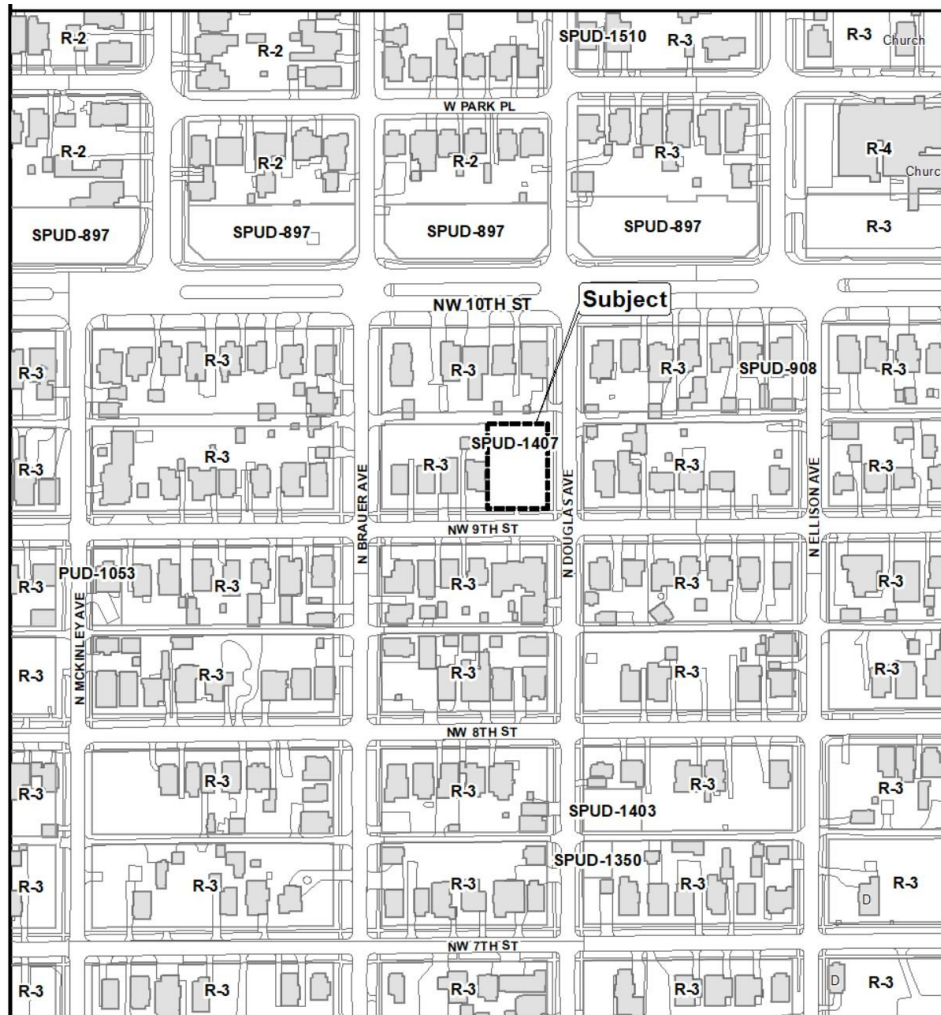
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1832

FROM: SPUD-1407 Simplified Planned Unit Development District

TO: SPUD-1832 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1401 NW 9th Street



PROPOSED USE: The purpose of this application is to allow residential use and development, specifically multi-family residential (apartments).

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-1832

LOCATION: 1401 NW 9th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1832 Simplified Planned Unit Development District from SPUD-1407 Simplified Planned Unit Development District. A public hearing will be held by the City Council on July 21, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

All of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22), Block Four (4), of Brauer Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow residential use and development, specifically multi-family residential (apartments).

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).

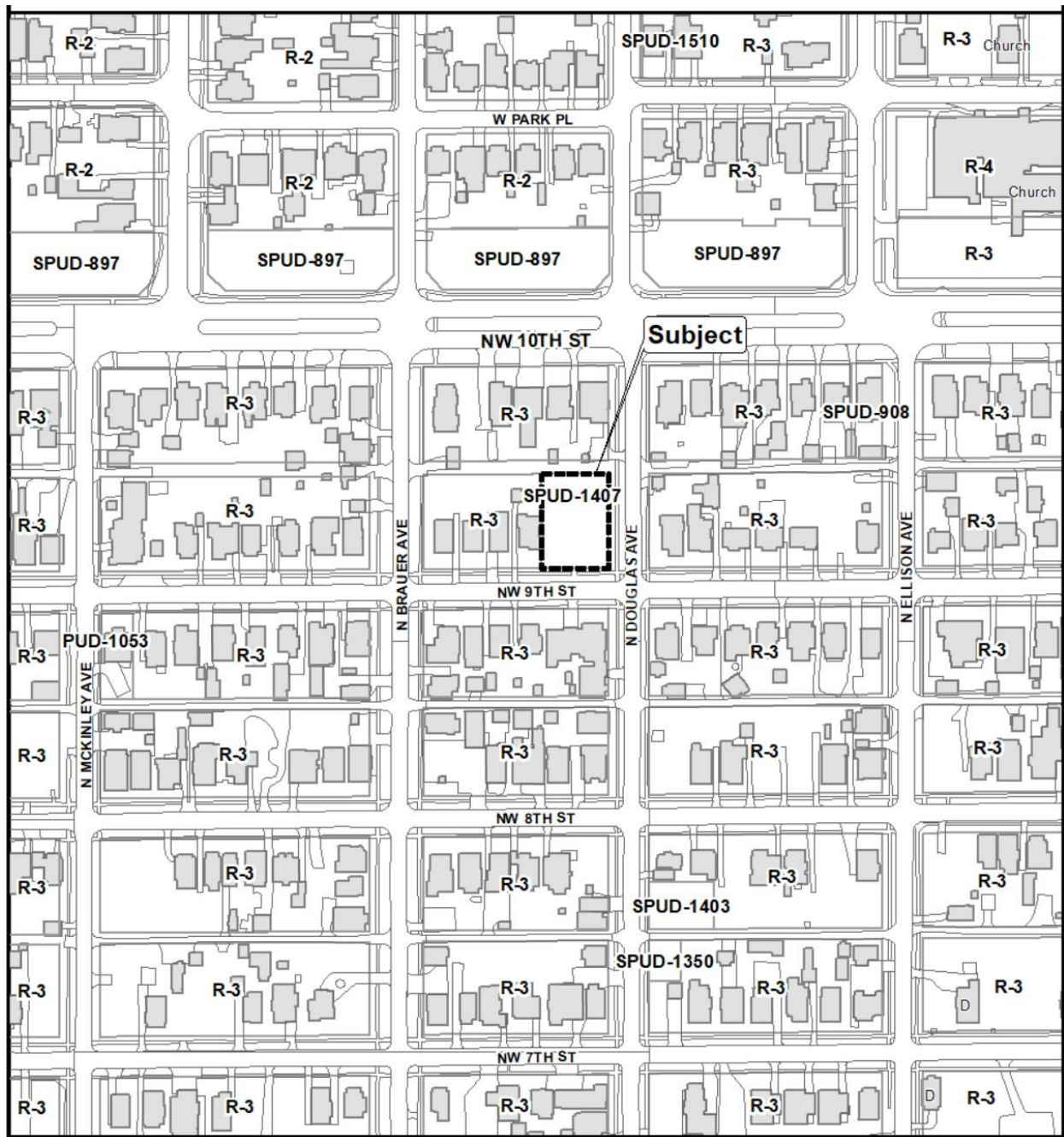
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 16th day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
May 28, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on May 26, 2026)

16. (SPUD-1832) Application by Bradley Buffinga to rezone 1401 NW 9th Street from SPUD-1407 Simplified Planned Unit Development District to SPUD-1832 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. ~~Specify a maximum number of buildings or maximum number of dwelling units per building.~~
2. Modify Open Space to state: A minimum 15 percent open space, defined as no buildings or paving, shall be provided within this SPUD.
3. Modify Dumpster Regulations to add: In the event a revocable permit is not approved, the base zoning standards will apply. Dumpster pick up shall be limited to the hours between 7:00 a.m. to 8:00 p.m.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MILNER, SECONDED BY NEWMAN

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

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 28, 2026

Item No. IV. 16.

(SPUD-1832) Application by Bradley Buffinga to rezone 1401 NW 9th Street from SPUD-1407 Simplified Planned Unit Development District to SPUD-1832 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 residential use and development, specifically multi-family residential (apartments).

B. EXISTING CONDITIONS

1. Size of Site: 0.32 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	SPUD-1407	R-3	R-3	R-3	R-3
Land Use	Undeveloped	Residential	Residential	Residential	Residential

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

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

C. SUMMARY OF SPUD APPLICATION

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

1.1. Minimum Lot Size:

Shall be in accordance with the base zoning district regulations.

1.2. Minimum Lot Width:

Shall be in accordance with the base zoning district regulations.

2. Maximum Building Height:

The maximum building height shall be 2 stories and 30 feet.

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 12 dwelling units within this SPUD.

5. Building Setback Lines from SPUD boundary:

North:	5 feet
East:	5 feet
South:	20 feet (shall supersede the platted building line)
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 Douglas Ave.

10. Sidewalks

Sidewalks shall be required, installed or replaced/repared as necessary along all street frontages, in accordance with the Municipal Code and ADA requirements.

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 (excluding the roof) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

No more than 27% open space shall be required within this SPUD.

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:

Dumpsters shall be located within an area screened by a wooden fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and may be placed where indicated on Exhibit B subject to revocable permit approval.

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, except that no more than 17 parking spaces are required. Parking shall be located behind the proposed structure.

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: 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) Section Dumpsters: The dumpster should be moved out of the platted alley and onto the subject property. However, if allowed to remain as shown on the Conceptual Site Plan, a Revocable Permit will be required.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

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

c. Wastewater Availability:

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

reviewed by the City.

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

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.

The SPUD is requested to allow residential development governed by the R-4 District. The Master Design Statement proposes a maximum of 12 dwelling units on the 0.32-acre site, or 37 du/acre. The conceptual plan for the development illustrates six residential structures, with an assumed two 1-bedroom units each. National, state, and local permitting require basic best management practices for stormwater management.

Automobile Connectivity:

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

- Keep alleys open and functional.

The subject site is located at the northwest corner of NW 9th Street and North Douglas Avenue, both Neighborhood Streets in the Urban Medium LUTA. The site currently has one access point along NW 9th Street. An unimproved platted alley is located along the northern boundary of the site. The SPUD proposes utilizing Douglas Avenue for access. The conceptual plan for the development illustrates parking located behind buildings, accessed from North Douglas Avenue.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along both street frontages.

- 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 is requested to allow residential development governed by the R-4 District. The Master Design Statement proposes 12 dwelling units on the site. The conceptual plan for the development originally showed the 6 buildings set back from the street with a parking lot in front at the corner. At staff’s request, the design has been ‘flipped’, and the Master Design Statement requires parking behind the buildings. Setbacks are proposed at 5 feet on the north, east, and west, and 20 feet on the south. The SPUD maintains the base R-4 District regulations for maximum building size. “No more than” 27% open space is required. A minimum should be provided. The SPUD has been modified since first submitted to reduce the requested building height from three to two stories, and up to 30 feet.*

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 along the north side of NW 49th Street, a Neighborhood Street.*

- 3) **Service Efficiency:**

- Water: Served
- Sewer: Fully Served
- Fire Service: Urban Response

- 4) **Transportation System:** The subject site is located at the northwest corner of NW 9th Street and North Douglas Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located northeast of the site, along NW 10th 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)
- Improve the functionality and efficiency of the street network by:
 - o Providing direct connections from residential developments to nearby places and to each other.
 - o Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - o Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - o Reducing block sizes and use of dead-end streets.
 - o Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- 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 City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The subject site is located within the boundary of the Metro Park Historic District, which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993 for its Architectural (Criterion C) Significance. Demolition and incompatible infill development in subsequent years have compromised the integrity of the potentially historic neighborhood, but Metro Park appears to retain sufficient historic significance and architectural integrity to be considered a potential historic resource (district). *Plan conformance would be strengthened by ensuring any new development is compatible with nearby historic development in the Metro Park Historic District.*

b. **Plan Conformance Considerations**

The subject site is located at the northwest corner of NW 9th Street and North Douglas Avenue in the Metro Park neighborhood. Abutting land is zoned R-3 and developed

with single-family residential development. The subject site is vacant and was rezoned from R-3 to SPUD-1407 in 2022 to allow residential development. The existing SPUD-1407 allows a maximum of 6 dwelling units and was contemplated as six lots, with three units facing Douglas Ave and three along the alley, and access to interior facing garages from a private drive that connects NW 9th Street to the alley. The current SPUD allows 5-foot setbacks from both streets.

The new SPUD requests 12 dwelling units governed by the R-4 District. The conceptual plan illustrates six 2-story residential structures, each with two 1-bedroom apartments inside, although the Master Design Statement does not specify a maximum number of buildings. Parking is required to be located behind the buildings. Maximum building height would be two stories and 30 feet. The setback on the south (NW 9th Street) would be increased from the currently allowed 5 feet to 20 feet, more in line with neighboring homes. All other setbacks are proposed at 5 feet. The SPUD states “no more than 27% open space shall be required within this SPUD” but should include a minimum amount. The development will need to meet drainage requirements.

The proposed density is near the top of the suggested Urban Medium LUTA density range. The proposal is consistent with comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots within UM areas. However, the placement of the dumpster is problematic and will likely not be allowed in the alley. The existing SPUD contemplated private polycarts. The Master Design Statement should specify a maximum number of buildings (or maximum number of units per building, if bulk is a concern), and specify a minimum amount of open space to be provided for residents.

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. Specify a maximum number of buildings or maximum number of dwelling units per building.
2. Modify Open Space to state: A minimum 15 percent open space, defined as no buildings or paving, shall be provided within this SPUD.

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.

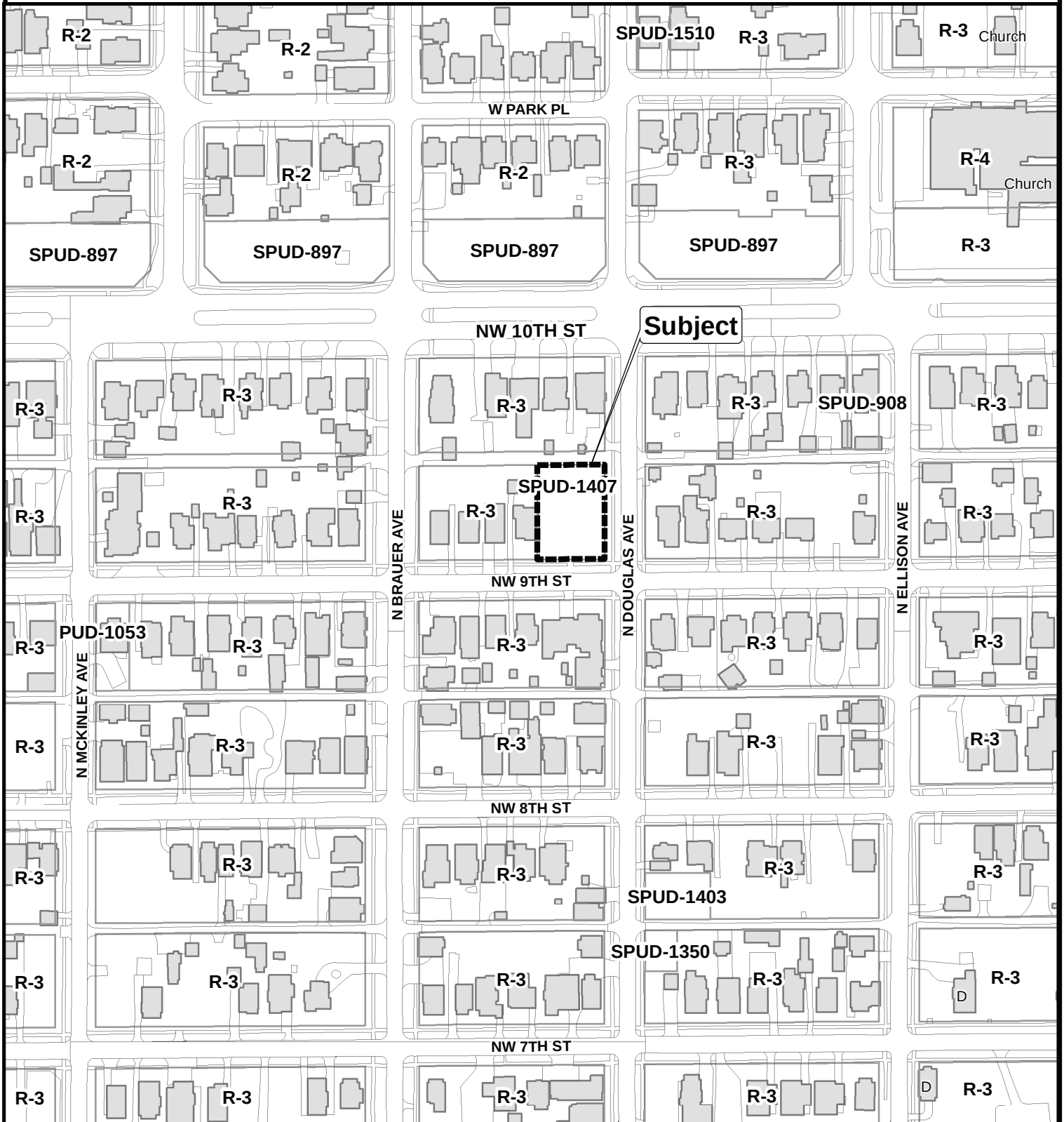
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Case No: SPUD-1832

Applicant: Bradley Buffinga

Existing Zoning: SPUD-1407

Location: 1401 NW 9th St.

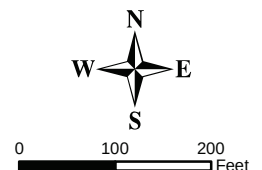


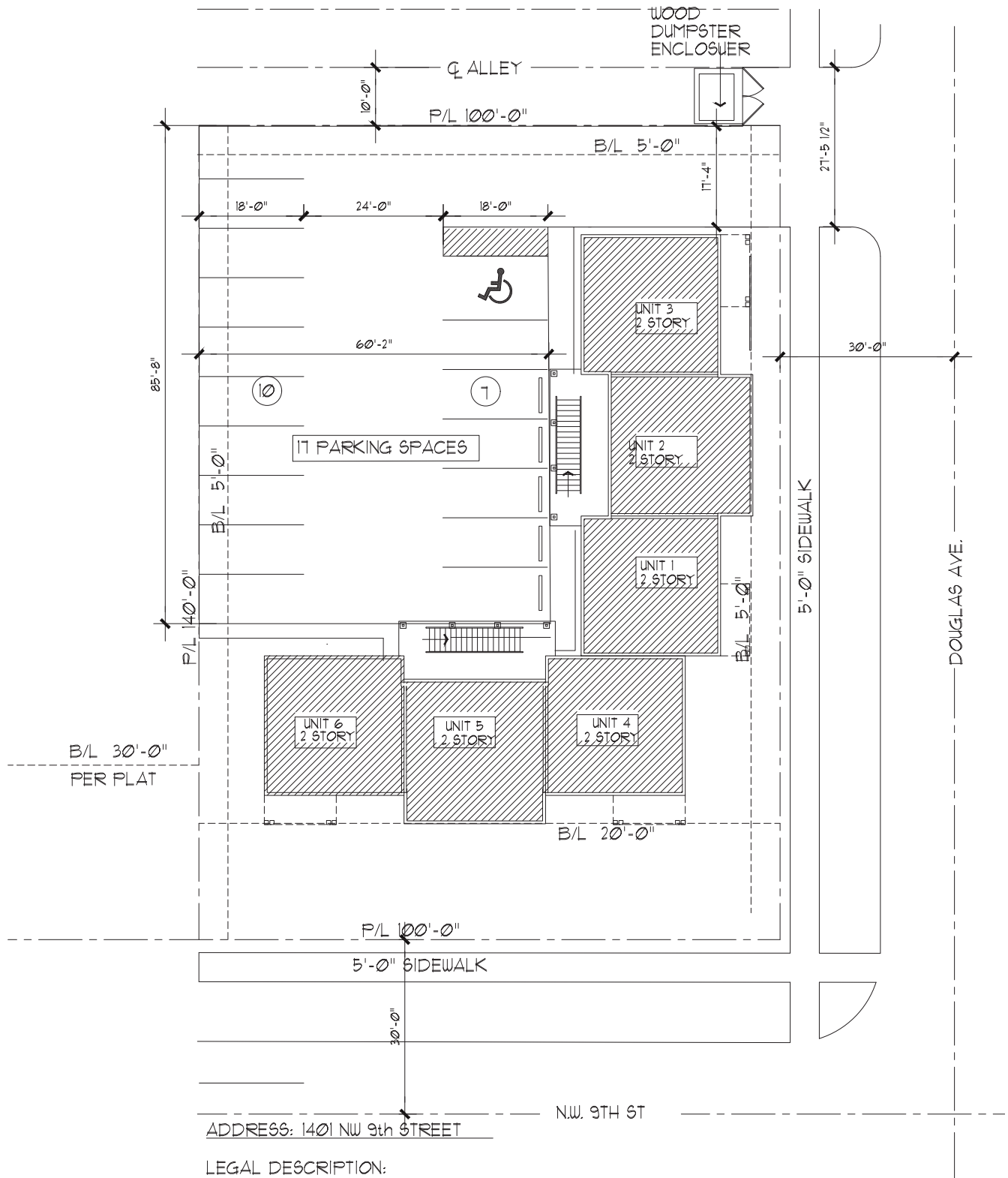
Note: "Subject" is located approximately 1,190' East of N. Blackwelder Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





LEGAL DESCRIPTION:

LOTS 19, 20, 21 & 22 IN BLOCK 4
OF BRAUER HEIGHTS ADDITION

AREA COVERAGE:

LOT AREA=14,000 SQ. FT.
OPEN AREA=3,785 SQ. FT.=27%

BUILDING AREA:

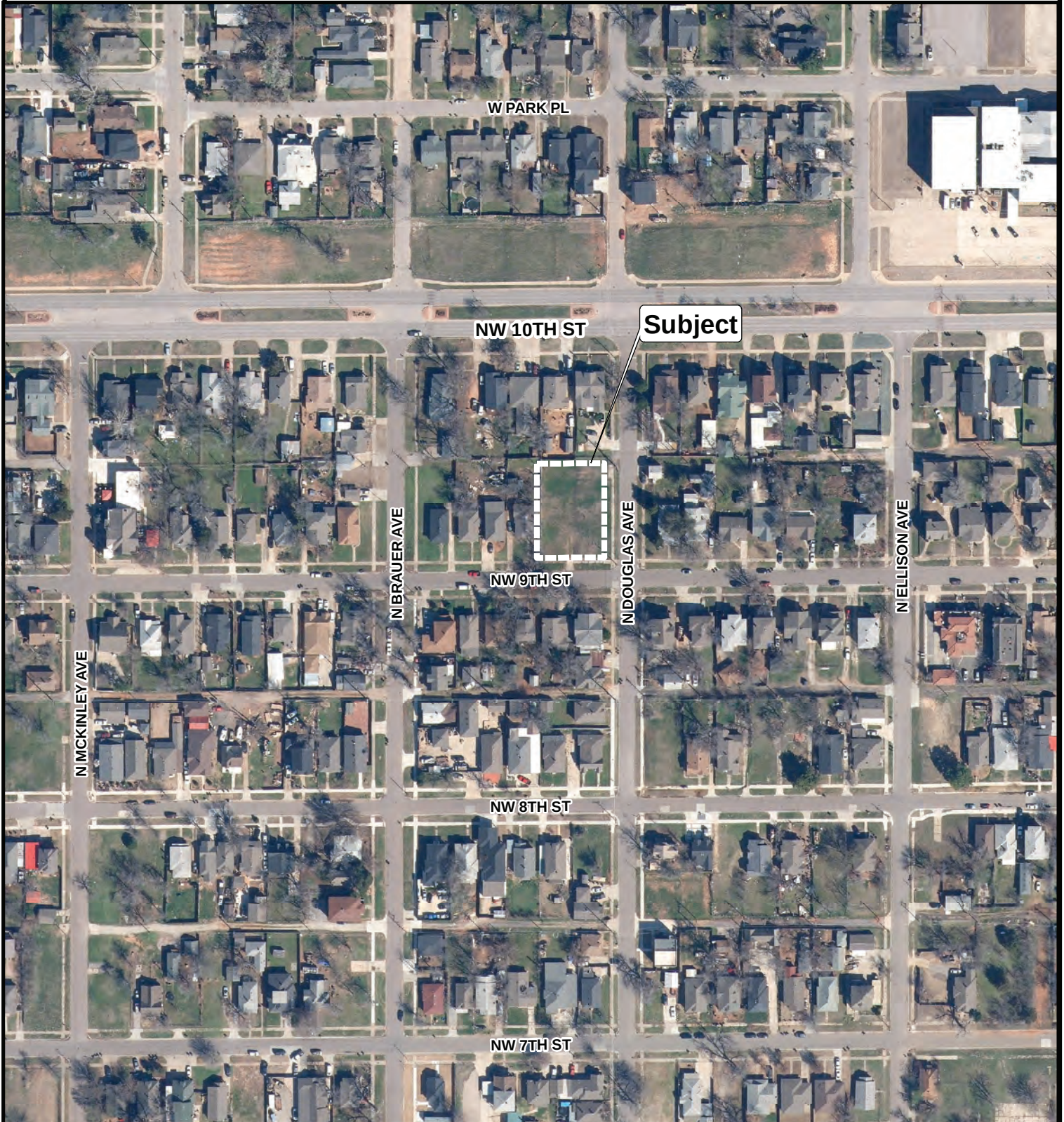
12 ONE BEDROOM APARTMENTS
576 SQ. FT. EACH=6,912 SQ. FT.

Case No: SPUD-1832

Applicant: Bradley Buffinga

Existing Zoning: SPUD-1407

Location: 1401 NW 9th St.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,190' East of N. Blackwelder Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

