

SPUD-1843

Published in The Journal Record AUGUST 19, 2026

ORDINANCE NO. 28,129

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 THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lots TWENTY-NINE (29) and THIRTY (30), of Block THIRTY-NINE (39), in PUTNAM 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 21st day of July, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 18TH day of AUGUST, 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. H
8/18/2026

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-1843), rezoning 1933 NW 39th Street from R-1 Single-Family Residential and SPUD-1800 Simplified Planned Unit Development Districts to SPUD-1843 Simplified Planned Unit Development District. Ward 2.

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

Applicant:

David M. Box, Box Law Group, PLLC
Slate Expectations, LLC

Purpose:

The purpose of this application is to allow commercial use development, specifically an accessory outdoor storage yard expansion.

Background:

On June 25, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. Trees shall be planted along the east at 20-foot centers.
2. 8300.54 use unit to state permitted by the right but limited to the outdoor storage of roof tile, slate, and other roofing materials as accessory use only. Any outdoor storage shall be screened, landscaped as defined herein, and shall be further limited to lots 29 through 32 as shown on Exhibit B. Stacking of materials shall be required to be lower than the height of the fence.
3. Deletion of Use Unit 8300.8 Animal Sales and Services: Grooming and 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted.
4. Hours of operations shall be Monday through Friday, 8 am to 5 pm and Saturday 10 am to 4 pm.

Protests:

None

Previous Action:

The Ordinance was introduced July 21, 2026, and set for final hearing August 18, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Development Services 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 39th St. & N Virginia Ave.

Project Name

1933 NW 39th St.

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

1843

Case No.: SPUD -

5-1-26

File Date:

2

Ward No.:

Nbhd. Assoc.: Flower Garden Park, Woodland Park,
Putnam Heights West

School District: OKC

Extg Zoning: SPUD-1800, R-1

Overlay:

.8 ac MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (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., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

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.



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual
(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **LURLINE HOLDINGS LLC** parties of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **SLATE EXPECTATIONS, LLC** party of the second part the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

Lots **TWENTY-NINE (29)** and **THIRTY (30)**, of
Block **THIRTY-NINE (39)**, in
PUTNAM HEIGHTS ADDITION, to
Oklahoma City, Oklahoma County, Oklahoma,
according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN & TAXES TO:
SLATE EXPECTATIONS, LLC
1933 NW 39TH ST
OKLAHOMA CITY, OK 73118

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 successors 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.

(SIGNATURE PAGE FOLLOWS)

Signed and delivered 24th day of April, 2026.

LURLINE HOLDINGS LLC

By: RAY CLOER REVOCABLE TRUST dated December 22,
1997

Its: MEMBER/MANAGER

V. Ray Cloer, Jr.

BY: RAY CLOER a/k/a V. RAY CLOER, JR.
ITS: TRUSTEE

STATE OF OKLAHOMA }
 } ss
COUNTY OF OKLAHOMA }

Before me, a Notary Public in and for this State, on this 24th day of April, 2026 personally appeared RAY CLOER a/k/a V. RAY CLOER JR., TRUSTEE of the RAY CLOER REVOCABLE TRUST dated December 22, 1997 as MEMBER/MANAGER, on behalf of LURLINE HOLDINGS LLC, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Bob McDaniel

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 26320867
Underwriter: American Guaranty Title Insurance Company



Warranty Deed (LLC)

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)
 TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned PAUL GOODMAN
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MANAGER (role, such as titled officer or trustee) of SLATE EXPECTATIONS, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. 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.
4. The Entity 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.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. 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 subject me and/or the Entity to 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

[Signature]
 AFFIANT, individually and as authorized agent of the Entity

4-24-26
 Date

The foregoing instrument was subscribed and sworn to before me this 24 day of APRIL,
 2026, by PAUL GOODMAN.

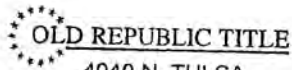
[Signature]
 NOTARY PUBLIC

My Commission Expires:

10-30-28

My Commission Number:

24013601



4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That EHM INVESTMENTS, LLC, an Oklahoma limited liability company party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto SLATE EXPECTATIONS, LLC party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lots THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN & TAXES TO:
SLATE EXPECTATIONS, LLC
1933 NW 39TH ST
OKLAHOMA CITY, OK 73118

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(IES) of the second part, 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.

(SIGNATURE PAGE FOLLOWS)

Warranty Deed (LLC)

Signed and delivered 14 day of OCTOBER, 2025.

EHM INVESTMENTS, LLC

BY: NATHAN ENOS
ITS: MANAGER

BY: TED HANS III
ITS: MANAGER

BY: KEVIN MANNING
ITS: MANAGER

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } ss

Before me, a Notary Public in and for this State, on this 14 day of OCTOBER, 2025 personally appeared NATHAN ENOS, TED HANS III and KEVIN MANNING, as MANAGERS, on behalf of EHM INVESTMENTS, LLC, an Oklahoma limited liability company, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 25316378
Underwriter: American Guaranty Title Insurance Company



Warranty Deed (LLC)

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

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STATE OF OKLAHOMA)

ss.

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned PAUL GOODMAN

(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MANAGER (role, such as titled officer or trustee) of SLATE EXPECTATIONS, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
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4. The Entity 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.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. 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 subject me and/or the Entity to 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 NO.

AFFIANT, individually and as authorized agent of the Entity

Date

11-14-25The foregoing instrument was subscribed and sworn to before me this 25 day of OCTOBER2025 by PAUL GOODMAN

NOTARY PUBLIC

My Commission Expires:

My Commission Number:



Exhibit A

Legal Description

Lots THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lots TWENTY-NINE (29) and THIRTY (30), of Block THIRTY-NINE (39), in PUTNAM 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: Carly Goodman
Signature

Paul Goodman

Type/Print Name

Title: **Manager**

Manager / Proprietor

4-27-26

Date:

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 (5), 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: April 21, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2990922-OK99

Exhibit A

Legal Description

Lots THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lots TWENTY-NINE (29) and THIRTY (30), of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2667	R054857299	LURLINE HOLDINGS LLC		801 W 33RD ST, Unit 5112	EDMOND	OK	73083-9705	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 29 & 30 (PART OF SUBJECT PROPERTY)	1921 NW 39TH ST OKLAHOMA CITY
2667	R054857308	SLATE EXPECTATIONS LLC		1933 NW 39TH ST	OKLAHOMA CITY	OK	73118-2611	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 31 & 32 (PART OF SUBJECT PROPERTY)	1925 NW 39TH ST OKLAHOMA CITY
2667	R054857326	SLATE EXPECTATIONS LLC		1933 NW 39TH ST	OKLAHOMA CITY	OK	73118-2611	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 33 THRU 36 (PART OF SUBJECT PROPERTY)	1933 NW 39TH ST OKLAHOMA CITY
2667	R054850711	DDDD LLC		PO BOX 964	EL RENO	OK	73036-0964	PUTNAM HEIGHTS ADD	0	0	PUTNAM HEIGHTS ADD 000 000 LOTS 1 THRU 8 & S140FT OF LOTS 9 & 10 & LOTS 26 THRU 28 EX N17FT BLK 3 PLUS LOTS 1 THRU 4 BLK 2 CLASSEN PUTNAM HTS ADD & THAT PT OF VAC ALLEY ADJ TO LOTS 1 THRU 8 PUTNAM HEIGHTS & THAT PT ADJ LOTS 1 THRU 4 CLASSEN PUTNAM HEIGHTS PLUS ALL LOTS 18 THRU 21 PUTNAM HEIGHTS ADD	2016 NW 39TH ST OKLAHOMA CITY
2667	R054850747	GDS HOLDINGS LLC SERIES 2000 NW 39TH		2000 NW 39TH ST	OKLAHOMA CITY	OK	73118-2614	PUTNAM HEIGHTS ADD	3	0	PUTNAM HEIGHTS ADD 003 000 LOTS 11 THRU 13 SUBJ TO ESMTS OF RECORD	2000 NW 39TH ST OKLAHOMA CITY
2667	R054850756	TORRES RUBEN PINA	MARTINEZ FERNANDO PINA	2001 NW 38TH ST	OKLAHOMA CITY	OK	73118-2824	PUTNAM HEIGHTS ADD	3	0	PUTNAM HEIGHTS ADD 003 000 LOTS 14 & 15	2001 NW 38TH ST OKLAHOMA CITY
2667	R054850765	MLH FAMILY LLC		3125 TUDOR RD	OKLAHOMA CITY	OK	73122-1343	PUTNAM HEIGHTS ADD	3	0	PUTNAM HEIGHTS ADD 003 000 LOTS 16 & 17	2005 NW 38TH ST OKLAHOMA CITY
2667	R054850795	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PUTNAM HEIGHTS ADD	3	0	PUTNAM HEIGHTS ADD 003 000 N17FT LOTS 26 THRU 28	0 UNKNOWN OKLAHOMA CITY
2667	R054850810	1940 NW 39TH LLC		510 VOLVO PKWY, Unit 999	CHESAPEAKE	VA	23320	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 1 THRU 6	1940 NW 39TH ST OKLAHOMA CITY
2667	R054850837	B & K 1916 ENTERPRISES LLC		1916 NW 39TH ST	OKLAHOMA CITY	OK	73118-2612	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 7 THRU 12	1916 NW 39TH ST OKLAHOMA CITY
2667	R054850864	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 13 & 14	1908 NW 39TH ST OKLAHOMA CITY

2667	R054850873	NGUYEN THO V & CINDY T PHAM LOVING REV TRUST		1712 NW 39TH ST	OKLAHOMA CITY	OK	73118- 2608	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 15 & 16	1904 NW 39TH ST OKLAHOMA CITY
2667	R054850882	NGUYEN THO V CO TRS & LOVING REV TRUST	PHAM CINDY T CO TRS & LOVING REV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 17 & 18	1900 NW 39TH ST OKLAHOMA CITY
2667	R054850918	BREWER & ASSOCIATES PROPERTY LLC		1530 SW 119TH ST, Unit 103	OKLAHOMA CITY	OK	73170	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 23 & 24	1909 NW 38TH ST OKLAHOMA CITY
2667	R054850927	CASPER GINGER		1915 NW 38TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 25 & 26	1915 NW 38TH ST OKLAHOMA CITY
2667	R054850936	HOPKINS CAROL KAYE TRUST		5905 N HARVARD AVE	OKLAHOMA CITY	OK	73122- 7715	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 27 & 28	1917 NW 38TH ST OKLAHOMA CITY
2667	R054850945	VILLARET BENJAMIN MACAULAY	VILLARET JACOB C & JACQUELINE	1501 WHITE SPRUCE DR	WILLOW SPRING	NC	27592- 7042	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 29 & 30	1921 NW 38TH ST OKLAHOMA CITY
2667	R054850954	JOHNSON BLAKE		2613 W PARK PL	OKLAHOMA CITY	OK	73107	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 31 & 32	1925 NW 38TH ST OKLAHOMA CITY
2667	R054850963	STARK JEFFREY W		1929 NW 38TH ST	OKLAHOMA CITY	OK	73118- 2822	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 33 & 34	1929 NW 38TH ST OKLAHOMA CITY
2667	R054850972	STICKLER BENJAMIN NOVY JR	STICKLER HILLARY MICHELLE	6608 N WESTERN AVE, Unit PMB 2011	OKLAHOMA CITY	OK	73116	PUTNAM HEIGHTS ADD	4	0	PUTNAM HEIGHTS ADD 004 000 LOTS 35 & 36	1933 NW 38TH ST OKLAHOMA CITY
2667	R054857164	ABRAHAM PROPERTIES LLC	OKLAHOMA SERIES LIMITED LIABILTY COMPANY	705 S MUSTANG RD STE 177	YUKON	OK	73099	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 1 & 2	1932 NW 40TH ST OKLAHOMA CITY
2667	R054857173	HEALTH WATCH MEDICAL CENTER LLC		1924 N PORTLAND AVE	OKLAHOMA CITY	OK	73107- 1532	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 3 & 4	1928 NW 40TH ST OKLAHOMA CITY
2667	R054857182	LE NGUYEN TRUC MY		1924 NW 40TH ST	OKLAHOMA CITY	OK	73118- 2636	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 5 & 6	1924 NW 40TH ST OKLAHOMA CITY
2667	R054857191	TIMONLICICA 2 LLC		2705 SW 121ST CT	OKLAHOMA CITY	OK	73170- 4753	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 7 & 8	1920 NW 40TH ST OKLAHOMA CITY

2667	R054857200	GUTIERREZ SERGIO & LAURA		1645 W PARK PL	OKLAHOMA CITY	OK	73106- 4653	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 9 & 10	1916 NW 40TH ST OKLAHOMA CITY
2667	R054857209	VEGA FRIAS JESSICA D		1912 NW 40TH ST	OKLAHOMA CITY	OK	73118- 2636	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 11 & 12	1912 NW 40TH ST OKLAHOMA CITY
2667	R054857218	ADM HOLDINGS LLC		11021 S URBANA AVE	TULSA	OK	74137	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 13 & 14	1908 NW 40TH ST OKLAHOMA CITY
2667	R054857227	HILARIO ESWIN		1904 NW 40TH ST	OKLAHOMA CITY	OK	73118- 2636	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 15 & 16	1904 NW 40TH ST OKLAHOMA CITY
2667	R054857236	DRS SHAAF & HASSED HOUSING ASSISTANCE FOUNDATION		3312 SHORT DR	EDMOND	OK	73034	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 17 & 18	1900 NW 40TH ST OKLAHOMA CITY
2667	R054857245	NGUYEN THO LOVING REV TRUST	PHAM CINDY T LOVING REV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 N80FT LOTS 19 & 20	4007 N KENTUCKY AVE OKLAHOMA CITY
2667	R054857254	NGUYEN THO V & CINDY T PHAM LOVING REV TRUST		1712 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 S90FT LOTS 19 & 20	1901 NW 39TH ST OKLAHOMA CITY
2667	R054857263	NGUYEN THO & CINDY T PHAM LOVING REV TRUST		1712 NW 39TH ST	OKLAHOMA CITY	OK	73118- 2608	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 21 & 22	1905 NW 39TH ST OKLAHOMA CITY
2667	R054857272	NGUYEN THO LOVING REV TRUST	PHAM CINDY T LOVING REV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118- 2608	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 23 & 24	1909 NW 39TH ST OKLAHOMA CITY
2667	R054857281	NGUYEN THO V & CINDY T LOV TRUST		1712 NW 39TH ST	OKLAHOMA CITY	OK	73118- 2608	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 25 & 26	1915 NW 39TH ST OKLAHOMA CITY
2667	R054857290	SMITH STEVEN M		1919 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	39	0	PUTNAM HEIGHTS ADD 039 000 LOTS 27 & 28	1919 NW 39TH ST OKLAHOMA CITY
2667	R054857371	RETAIL BUILDINGS INC		PO BOX 2629	ADDISON	TX	75001	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 7 & 8	2012 NW 40TH ST OKLAHOMA CITY
2667	R054857380	LQM INVESTMENTS LLC		2932 SPRING CREST CIR	JONES	OK	73049	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 9 & 10	2008 NW 40TH ST OKLAHOMA CITY

2667	R054857389	GUTIERREZ GENOVEVA		2004 NW 40TH ST	OKLAHOMA CITY	OK	73118- 2638	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 11 & 12	2004 NW 40TH ST OKLAHOMA CITY
2667	R054857398	ROSA JESUS ALEJANDRO LARRAGA		1509 N MAY AVE	OKLAHOMA CITY	OK	73107	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 13 & 14	2000 NW 40TH ST OKLAHOMA CITY
2667	R054857407	RBBG DEVELOPMENT PARTNERS LLC		471833 HIGHWAY 51	STILWELL	OK	74960- 4921	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 15 THRU 18 SUBJ TO ESMTS OF RECORD	2005 NW 39TH ST OKLAHOMA CITY
2667	R054857410	THEPHACHANH JOHN		PO BOX 1893	BETHANY	OK	73008	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 19 & 20 SUBJ TO ESMTS OF RECORD	2009 NW 39TH ST OKLAHOMA CITY
2667	R054857416	RETAIL BUILDINGS INC		PO BOX 2629	ADDISON	TX	75001	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 21 THRU 25	2017 NW 39TH ST OKLAHOMA CITY
2667	R054857434	REALTY INCOME CK1 LLC		11995 EL CAMINO REAL STE 101	SAN DIEGO	CA	92130- 2539	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 26 THRU 31	4000 N PENNSYLVANIA AVE OKLAHOMA CITY
2667	R054857443	RETAIL BUILDINGS INC		PO BOX 2629	ADDISON	TX	75001	PUTNAM HEIGHTS ADD	40	0	PUTNAM HEIGHTS ADD 040 000 LOTS 1 THRU 6 & LOTS 32 THRU 34	4040 N PENNSYLVANIA AVE OKLAHOMA CITY
2667	R054857596	TERRELL ELIZABETH P		1909 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 37 & 38	1909 NW 40TH ST OKLAHOMA CITY
2667	R054857605	FLESHMAN PROPERTIES INC		1800 NW 3RD ST	OKLAHOMA CITY	OK	73106- 2813	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 39 & 40	1911 NW 40TH ST OKLAHOMA CITY
2667	R054857614	LUCKY INVESTMENTS LLC		17645 LEAD LN	EDMOND	OK	73012- 6959	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 41 & 42	1915 NW 40TH ST OKLAHOMA CITY
2667	R054857623	CRIMSON SOONER INVESTMENTS LLC		1000 HAMMER DR	NORMAN	OK	73026	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 43 & 44	1919 NW 40TH ST OKLAHOMA CITY
2667	R054857632	LUCKY INVESTMENTS LLC		17645 LEAD LN	EDMOND	OK	73012- 6959	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 45 & 46	1925 NW 40TH ST OKLAHOMA CITY
2667	R054857641	STEELE AITHI		PO BOX 20233	OKLAHOMA CITY	OK	73156	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 47 & 48	1929 NW 40TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2990922-OK99

EFFECTIVE DATE: APRIL 21, 2026 AT 7:30 AM

2667	R054857650	CLH3 LLC		1625 GREENBRIAR PL, Unit 100	OKLAHOMA CITY	OK	73159- 7645	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 49 & 50	1933 NW 40TH ST OKLAHOMA CITY
2667	R054857659	GARCIA LUIS AGUILAR		4800 HUNTON TER	YUKON	OK	73099- 3158	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 51 & 52	2001 NW 40TH ST OKLAHOMA CITY
2667	R054857668	ALVISO JOSE P		4429 NW LIBERTY ST	OKLAHOMA CITY	OK	73107	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 53 & 54	2005 NW 40TH ST OKLAHOMA CITY
2667	R054857677	ESSMAN CHARLA & LACEY BLAIR		2009 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	41	0	PUTNAM HEIGHTS ADD 041 000 LOTS 55 & 56	2009 NW 40TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-
MASTER DESIGN STATEMENT FOR

NW 39th St. & N Virginia Ave.

April 30, 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-1800 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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses shall be the only uses permitted within this SPUD:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300353	Medical Services: Restricted

8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.54	Outdoor Sales and Display, Outdoor Storage [Permitted by right but limited to the outdoor storage of roof tile, slate, and associated items as an accessory use only. Any outdoor storage shall be screened and landscaped as defined herein and shall be further limited to Lots 31-32 as shown on Exhibit B. Stacking of materials shall not exceed the height of said screening.]

1.1 Minimum Lot Size: Minimum lot size shall be 4,000 sf.

1.2 Minimum Lot Width: Minimum lot width shall be 25 feet.

2. Maximum Building Height:

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

3. Maximum Building Size:

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

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines from SPUD boundary:

North Yard:	15 feet
East Yard:	15 feet
South Yard:	12 feet (shall supersede the platted building line)
West Side:	0 feet

Building separation, within this SPUD, shall be per building and fire code.

6. Sight-Proof Screening:

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the north and east boundary of this SPUD and may be allowed along the south boundary of the SPUD and the lot line between Lot 28 and Lot 29, where it is adjacent to outdoor storage. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or architectural metal and shall be solid and opaque.

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 and as shown on Exhibit B. All healthy, mature

trees shall be preserved to the greatest extent possible. Trees shall be planted, at 25-foot centers, along the north and east where adjacent to any outdoor storage area.

8. Signs:

Per code, except that off-premise signs/billboards and EMD signs are not allowed.

9. Access:

A maximum of one access drive may be taken from NW 39th St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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, architectural metal, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

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. All lighting shall be shielded and aimed internally to the site.

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, except that reclaimed asphalt shall be permitted.

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

Drawing name: C:\Users\atipr\Documents\Goodman\W1\Gr-Ju-P17-2.dwg
DATE: 4/22/26 - 12:12pm atipr

	1	2	3	4	5	6	7	8	 424 FOXGLOVE LANE OKLAHOMA CITY, OK 73120 PHONE: 405-254-5342 REV 1 REV 2 REV 3 REV 4 REV 5 REV 6
G									
F									
E									
D									
C									
B									
A									

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	POINTS	DEG. PTS.	EVL. PTS.	TOTAL SITE POINTS CLAIMED
TREES										
	CP	Pistacia chinensis / Chinese Pistache	8 & 8	3'Cal	8-10' H./5-6' W	12	15	180		
SHRUBS										
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY					
	RH	Ilex x attenuata 'Foster No. 2' / Foster No. 2 Holly	8 & 8	6"	14	9		126		
	BCJ	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	3 gal		24	2		44		
	DHG	Pennisetum alopecuroides 'Hameln' / Dwarf Hameln Grass	2 gal		9	1	9			
	FLCB	Rhamnus frangula 'Ron Williams' / Fine Line Columnar Buckthorn	5 gal		10	3	30			
	BEY	Yucca filamentosa 'Bright Edge' / Bright Edge Yucca	3 gal		24	2		48		
ORNAMENTAL GRASS										
	AMG	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal		9	3	27			
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		SPACING	QTY				
SHRUB AREAS										
	SC	Seasonal Color x / Seasonal Color	4" pots		12" o.c.	106				
SOD										
	BG	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	Solid Slab			2,330 sf	0.25/SY	16 (max points allowed)		
								202	218	480
								SITE POINTS REQUIRED		66
								13,208sf OF DEVELOPMENT		
								DISCRETIONARY SITE POINTS		414

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
EDGING			
	EG-101	TYPICAL PERMALOC CLEANLINE EDGING, 5/8"x3/16" WITH MILL FINISH.	148 lf
FENCE			
	F-101	PERIMETER FENCE FOR STAGING AND PRODUCT STORAGE. FENCE SHALL BE METAL AND 8' IN HEIGHT. COLOR AND STYLE TO BE DETERMINED.	595 lf
ROCK			
	K-101	DECORATIVE SHELDA RIVER ROCK, 2-4" IN SIZE, PROVIDE 3" DEPTH WITH 8oz. FILTER FABRIC BETWEEN ROCK AND SUB-GRADE. PROVIDE 50mm RUBBER LIMER BETWEEN ROCK AND SUB-GRADE IF SERVING AS DRAINAGE WAY.	125 sf
	K-102	GRAVITE CHIPS, .4" DEEP, COMPACTED, PROVIDE 8oz. NON-WOVEN FILTER FABRIC, BLACK IN COLOR.	147 sf
	K-103	boulders LAPX-AMEN-PU-132-0230	10
PAVING			
	PA-101	RECYCLED ASPHALT	9,891 sf
PLANTINGS/BEDS			
	PL-101	TYPICAL PLANTING BED, REMOVE EXISTING SOIL AS SPECIFIED AND PROVIDE AMENDED TOPSOIL TO A DEPTH OF 8" FOR A TOTAL PLANTING PROFILE OF 8". INSTALL AMENDED TOP SOIL ACCORDING TO SPECIFICATIONS AND PROVIDE 3" OF SPECIFIED MULCH.	1,479 sf



CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIPCODE
SPUD-1843	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
SPUD-1843	FLOWER GARDEN PARK	1617 NW 45TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	WOODLAND PARK	1440 NW 45TH	OKLAHOMA CITY	OK	73118
SPUD-1843	PUTNAM HEIGHTS WEST	PO BOX 18976	OKLAHOMA CITY	OK	73154
SPUD-1843	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1843	1940 NW 39TH LLC	510 VOLVO PKWY, Unit 999	CHESAPEAKE	VA	23320
SPUD-1843	ABRAHAM PROPERTIES LLC, OKLAHOMA SERIES LIMITED LIABILITY COMPANY	705 S MUSTANG RD STE 177	YUKON	OK	73099
SPUD-1843	ADM HOLDINGS LLC	11021 S URBANA AVE	TULSA	OK	74137
SPUD-1843	ALVISO JOSE P	4429 NW LIBERTY ST	OKLAHOMA CITY	OK	73107
SPUD-1843	B & K 1916 ENTERPRISES LLC	1916 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	BREWER & ASSOCIATES PROPERTY LLC	1530 SW 119TH ST, Unit 103	OKLAHOMA CITY	OK	73170
SPUD-1843	CASPER GINGER	1915 NW 38TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	CLH3 LLC	1625 GREENBRIAR PL, Unit 100	OKLAHOMA CITY	OK	73159
SPUD-1843	CRIMSON SOONER INVESTMENTS LLC	1000 HAMMER DR	NORMAN	OK	73026
SPUD-1843	DDDD LLC	PO BOX 964	EL RENO	OK	73036
SPUD-1843	DRS SHAAF & HASSED HOUSING ASSISTANCE FOUNDATION	3312 SHORT DR	EDMOND	OK	73034
SPUD-1843	ESSMAN CHARLA & LACEY BLAIR	2009 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	FLESHMAN PROPERTIES INC	1800 NW 3RD ST	OKLAHOMA CITY	OK	73106
SPUD-1843	GARCIA LUIS AGUILAR	4800 HUNTON TER	YUKON	OK	73099
SPUD-1843	GDS HOLDINGS LLC SERIES 2000 NW 39TH	2000 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	GUTIERREZ GENOVEVA	2004 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	GUTIERREZ SERGIO & LAURA	1645 W PARK PL	OKLAHOMA CITY	OK	73106
SPUD-1843	HEALTH WATCH MEDICAL CENTER LLC	1924 N PORTLAND AVE	OKLAHOMA CITY	OK	73107
SPUD-1843	HILARIO ESWIN	1904 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	HOPKINS CAROL KAYE TRUST	5905 N HARVARD AVE	OKLAHOMA CITY	OK	73122
SPUD-1843	JOHNSON BLAKE	2613 W PARK PL	OKLAHOMA CITY	OK	73107
SPUD-1843	KHALIL SAMIR & NAJAYA TRS, KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162
SPUD-1843	LE NGUYEN TRUC MY	1924 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	LQM INVESTMENTS LLC	2932 SPRING CREST CIR	JONES	OK	73049
SPUD-1843	LUCKY INVESTMENTS LLC	17645 LEAD LN	EDMOND	OK	73012
SPUD-1843	LURLINE HOLDINGS LLC	801 W 33RD ST, Unit 5112	EDMOND	OK	73083

SPUD-1843	MLH FAMILY LLC	3125 TUDOR RD	OKLAHOMA CITY	OK	73122
SPUD-1843	NGUYEN THO LOVING REV TRUST, PHAM CINDY T LOVING REV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	NGUYEN THO V & CINDY T LOV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	NGUYEN THO V & CINDY T PHAM LOVING REV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	NGUYEN THO V CO TRS & LOVING REV TRUST, PHAM CINDY T CO TRS & LOVING REV TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	RBBG DEVELOPMENT PARTNERS LLC	471833 HIGHWAY 51	STILWELL	OK	74960
SPUD-1843	REALTY INCOME CK1 LLC	11995 EL CAMINO REAL STE 101	SAN DIEGO	CA	92130
SPUD-1843	RETAIL BUILDINGS INC	PO BOX 2629	ADDISON	TX	75001
SPUD-1843	ROSA JESUS ALEJANDRO LARRAGA	1509 N MAY AVE	OKLAHOMA CITY	OK	73107
SPUD-1843	SLATE EXPECTATIONS LLC	1933 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	SMITH STEVEN M	1919 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	STARK JEFFREY W	1929 NW 38TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	STEELE AI THI	PO BOX 20233	OKLAHOMA CITY	OK	73156
SPUD-1843	STICKLER BENJAMIN NOVY JR, STICKLER HILLARY MICHELLE	6608 N WESTERN AVE, Unit PMB 2011	OKLAHOMA CITY	OK	73116
SPUD-1843	TERRELL ELIZABETH P	1909 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	THEPHACHANH JOHN	PO BOX 1893	BETHANY	OK	73008
SPUD-1843	TIMONLICICA 2 LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170
SPUD-1843	TORRES RUBEN PINA, MARTINEZ FERNANDO PINA	2001 NW 38TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	VEGA FRIAS JESSICA D	1912 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1843	VILLARET BENJAMIN MACAULAY, VILLARET JACOB C & JACQUELINE	1501 WHITE SPRUCE DR	WILLOW SPRING	NC	27592

APPROVED

08-18-2026

BY THE CITY COUNCIL
Angie R. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1843

MASTER DESIGN STATEMENT FOR

NW 39th St. & N Virginia Ave.

April 30, 2026

June 15, 2026

June 29, 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-1843 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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses shall be the only uses permitted within this SPUD:

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General

8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.54	Outdoor Sales and Display, Outdoor Storage [Permitted by right but limited to the outdoor storage of roof tile, slate, and other roofing materials as an accessory use only. Any outdoor storage shall be screened and landscaped as defined herein and shall be further limited to Lots 29 through 32 as shown on Exhibit B. Stacking of materials shall be required to be lower than the height of the fence. Hours of operation shall be Monday-Friday from 8:00 am to 5:00 pm and Saturday from 10:00 am to 4:00 pm.]

1.1 Minimum Lot Size: Per Code.

1.2 Minimum Lot Width: Per Code.

2. Maximum Building Height:

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

3. Maximum Building Size:

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

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines from SPUD boundary:

North Yard:	15 feet
East Yard:	15 feet
South Yard:	12 feet (shall supersede the platted building line)
West Side:	0 feet

Building separation, within this SPUD, shall be per building and fire code.

6. Sight-Proof Screening:

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the north and east boundary of this SPUD and may be allowed along the south boundary of the SPUD and the lot line between Lot 28 and Lot 29, where it is adjacent to outdoor storage. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or architectural metal and shall be solid and opaque.

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 and as shown on Exhibit B. All healthy, mature

trees shall be preserved to the greatest extent possible. Trees shall be planted at 25-foot centers along the north and 20-foot centers along the east where adjacent to any outdoor storage area.

8. Signs:

Per code, except that off-premise signs/billboards and EMD signs are not allowed.

9. Access:

A maximum of one access drive may be taken from NW 39th St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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, architectural metal, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

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. All lighting shall be shielded and aimed internally to the site.

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, except that reclaimed asphalt shall be permitted.

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-1843 Exhibit A - Legal Description

Lots THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lots TWENTY-NINE (29) and THIRTY (30), of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

REV 1	
REV 2	
REV 3	
REV 4	
REV 5	
REV 6	

GOODMAN ROOFING & CONSTRUCTION
933 NW 35TH STREET, OKC, OK 73118
LANDSCAPE PLAN



04-22-2026
CONSTRUCTION
DOCUMENT

SCALE: NA

DATE: 04-22-2026

LA 1.02

SHEET 2 OF 2

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>	<u>POINTS</u>	<u>DEC. PTS.</u>	<u>EV. PTS.</u>	<u>TOTAL SITE</u> <u>POINTS CLAIMED</u>
TREES 	CP	<i>Pistacia chinensis</i> / Chinese Pistache	B & B	3'Cal	8-10' Hx, 5-6' W	12	15	180		

SYMBOL

SHRUBS							
	FH	Ilex x attenuata 'Foster No. 2' / Foster No. 2 Holly	B & B	6'	14	9	126
	BCJ	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	3 gal		24	2	44
	DHG	Pennisetum alopecuroides 'Hameln' / Dwarf Hameln Grass	2 gal		9	1	9
	FLCB	Rhamnus frangula 'Ron Williams' / Fine Line Columnar Buckhorn	5 gal		10	3	30
	BEY	Yucca filamentosa 'Bright Edge' / Bright Edge Yucca	3 gal		24	2	48

ORNAMENTAL GRASS

AMG	Miscanthus sinensis 'Adagio' / Adagio Madien Grass	5 gal	9	3	27
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SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
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SHRUB AREAS

	SC	Seasonal Color x Seasonal Color	4" pots	12" o.c.	106
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SOD

	8G	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	Solid Slab	2,330 sf	0.25/SY	16 (max points allowed)
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<u>262</u>	<u>218</u>	<u>480</u>
<u>SITE POINTS REQUIRED</u>		<u>66</u>
13.208s1 OF DEVELOPMENT		

DISCRETIONARY SITE POINTS 414

REFERENCE NOTES SCHEDULE

<u>PAYMENT</u>	<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>EDGING</u>				
		EQ-101	TYPICAL PERMALOC CLEANLINE EDGING, 6.5X3X1/8" WITH MILL FINISH.	1.48 lf
<u>FENCE</u>				
		F-101	PERIMETER FENCE FOR STAGING AND PRODUCT STORAGE, FENCE SHALL BE METAL AND 8" IN HEIGHT, COLOR AND STYLE TO BE DETERMINED.	595 lf
<u>ROCK</u>				
		K-101	DECORATIVE SALIDA RIVER ROCK, 2-4" IN SIZE, PROVIDE 3" DEPTH WITH 8oz. FIBER FABRIC BETWEEN ROCK AND SUB-GRADE. PROVIDE 50mm RUBBER LAYER BETWEEN ROCK AND SUB-GRADE IF SERVING AS DRAINAGE CHIPS.	125 sf
		K-102	GRAVITE DOWNS, 4" DEEP, COMPACTED, PROVIDE 8oz. NON-WOVEN FILTER FABRIC, BLACK IN COLOR.	147 sf
		K-103	builders LAFX-AMEN-PP-132-0230	10
<u>PAVING</u>				
		P-101	RECYCLED ASPHALT	9,891 sf
<u>PLANTINGS/BEDS</u>				
		PL-101	TYPICAL PLANTING BED, REMOVE EXISTING SOIL AS SPECIFIED AND PROVIDE AMENDED TOPSOIL TO A DEPTH OF 6" FOR A TOTAL PLANTING PROFILE OF 8". INSTALL AMENDED TOP SOIL ACCORDING TO SPECIFICATIONS AND PROVIDE 10" OF SPECIFIED MULCH.	1,479 sf

CASE NUMBER: SPUD-1843

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Slate Expectations, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1843 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 18, 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 THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lots TWENTY-NINE (29) and THIRTY (30), of Block THIRTY-NINE (39), in PUTNAM 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 21st day of July 2026.

SEAL

Amy K. Simpson



Amy K. Simpson, City Clerk

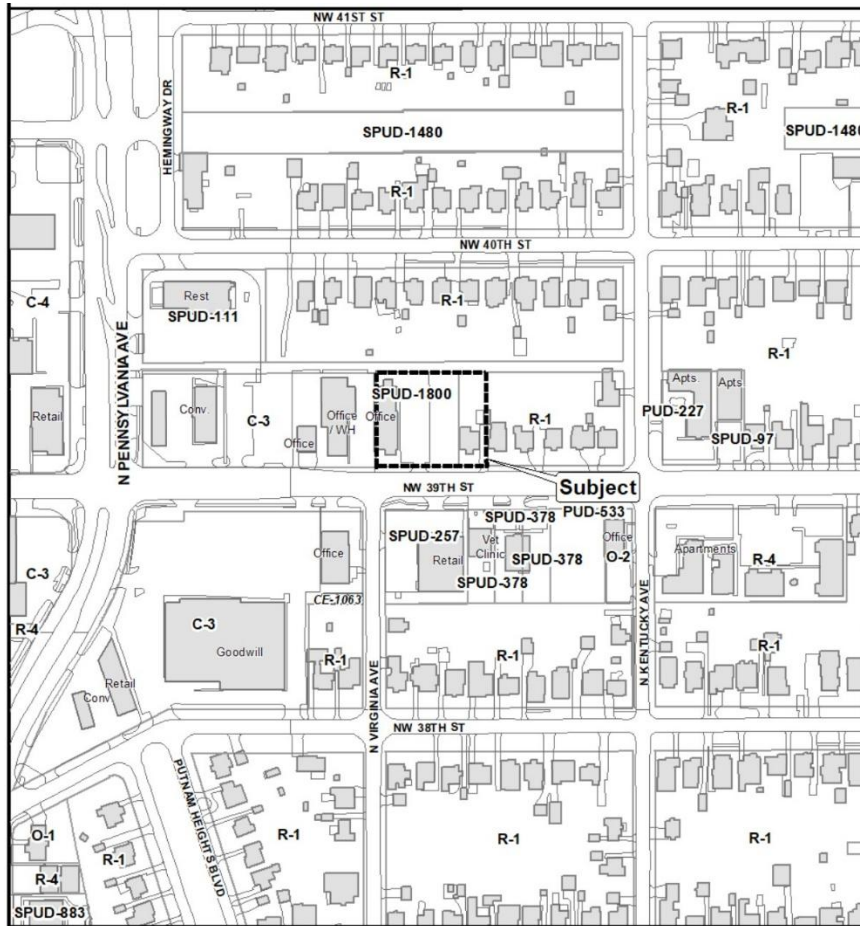
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1843

FROM: R-1 Single-Family Residential and SPUD-1800 Simplified Planned Unit Development Districts

TO: SPUD-1843 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1933 NW 39th Street



PROPOSED USE: The purpose of this application is to allow commercial use development, specifically an accessory outdoor storage yard expansion.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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-1843

LOCATION: 1933 NW 39th 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-1843 Simplified Planned Unit Development District from R-1 Single-Family Residential and SPUD-1800 Simplified Planned Unit Development Districts. A public hearing will be held by the City Council on August 18, 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 THIRTY-ONE (31) through THIRTY-SIX (36), both inclusive, of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lots TWENTY-NINE (29) and THIRTY (30), of Block THIRTY-NINE (39), in PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow commercial use development, specifically an accessory outdoor storage yard expansion.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

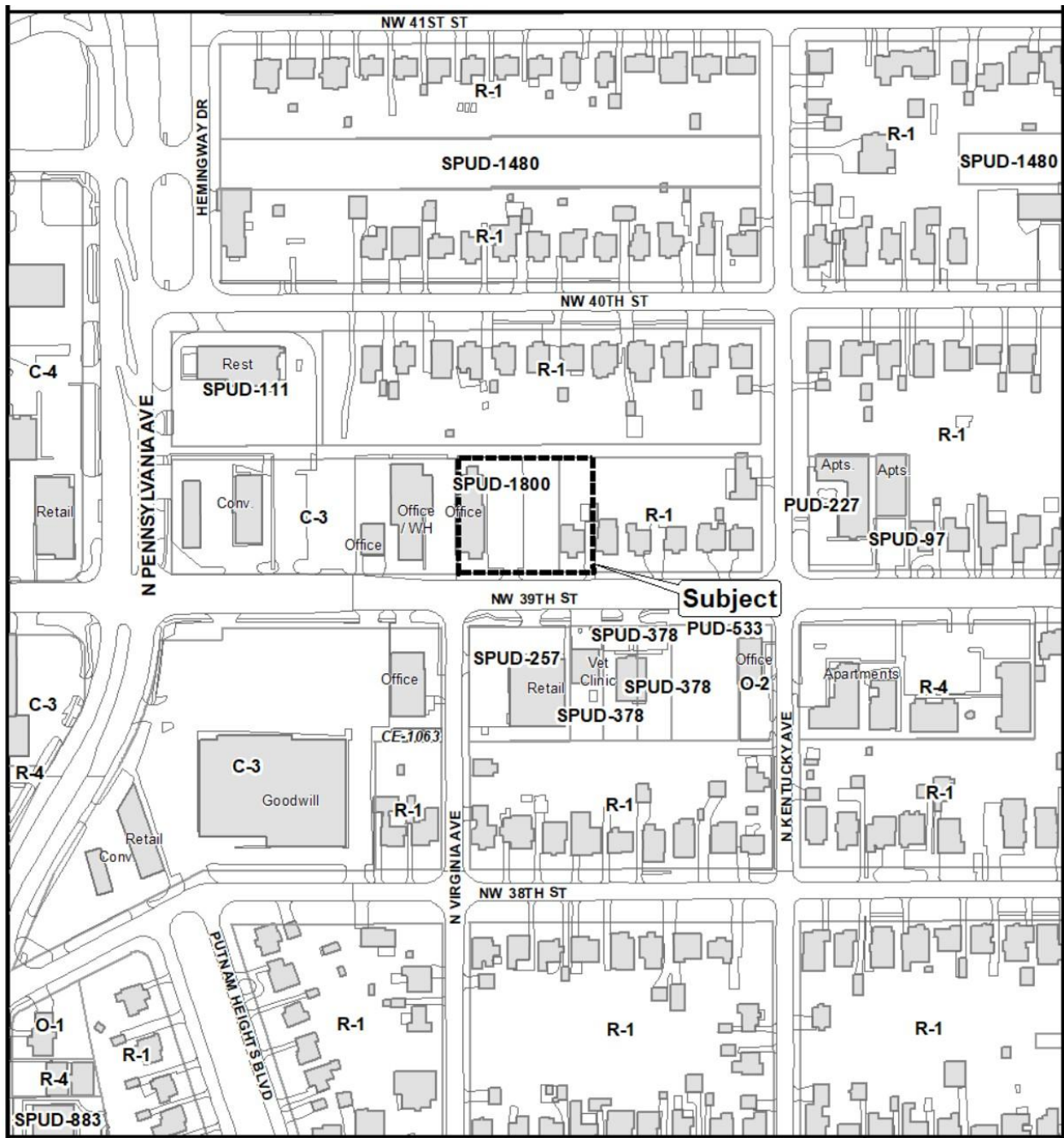
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 21st day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 25, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on June 22, 2026)

7. (SPUD-1843) Application by Slate Expectations, LLC to rezone 1933 NW 39th Street from R-1 Single-Family Residential and SPUD-1800 Simplified Planned Unit Development Districts to SPUD-1843 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. Trees shall be planted along the east at 20-foot centers.
2. 8300.54 use unit to state permitted by right but limited to the outdoor storage of roof tile, slate, and other roofing materials as accessory use only. Any outdoor storage shall be screened, landscaped as defined herein, and shall be further limited to lots 29 through 32 as shown on Exhibit B. Stacking of materials shall be required to be lower than the height of the fence.
3. Deletion of Use Unit 8300.8 Animal Sales and Services: Grooming and 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted.
4. Hours of operations shall be Monday through Friday, 8 am to 5 pm and Saturday 10 am to 4 pm.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY MEEK

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

ABSENT: MILNER, PEVER



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 25, 2026

Item No. IV. 7.

(SPUD-1843) Application by Slate Expectations, LLC to rezone 1933 NW 39th Street from R-1 Single-Family Residential and SPUD-1800 Simplified Planned Unit Development Districts to SPUD-1843 Simplified Planned Unit Development District. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
(405) 652-0099

2. Case History

This is a new application deferred from the June 11, 2026, Planning Commission hearing date.

3. Reason for Request

The purpose of this application is to allow commercial use development, specifically an accessory outdoor storage yard expansion.

B. EXISTING CONDITIONS

1. Size of Site: 0.78 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	R-1 / SPUD-1800	R-1	R-1	SPUD-257 / SPUD-378	C-3
Land Use	Office	Residential	Residential	Retail / Veterinary	Retail

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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses shall be the only uses permitted within this SPUD:

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.54	Outdoor Sales and Display, Outdoor Storage [Permitted by right but limited to the outdoor storage of roof tile, slate, and associated items as an accessory use only. Any outdoor storage shall be screened and landscaped as defined herein and shall be further limited to Lots 29-32 as shown on Exhibit B. Stacking of materials shall not exceed the height of said screening.]

1.1 Minimum Lot Size: Per Code.

1.2 Minimum Lot Width: Per Code.

2. **Maximum Building Height:**

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

3. Maximum Building Size:

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

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines from SPUD boundary:

North Yard:	15 feet
East Yard:	15 feet
South Yard:	12 feet (shall supersede the platted building line)
West Side:	0 feet

Building separation, within this SPUD, shall be per building and fire code.

6. Sight-Proof Screening:

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the north and east boundary of this SPUD and may be allowed along the south boundary of the SPUD and the lot line between Lot 28 and Lot 29, where it is adjacent to outdoor storage. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood or architectural metal and shall be solid and opaque.

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 and as shown on Exhibit B. All healthy, mature trees shall be preserved to the greatest extent possible. Trees shall be planted, at 25-foot centers, along the north and east where adjacent to any outdoor storage area.

8. Signs:

Per code, except that off-premise signs/billboards and EMD signs are not allowed.

9. Access:

A maximum of one access drive may be taken from NW 39th St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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, architectural metal, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

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. All lighting shall be shielded and aimed internally to the site.

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, except that reclaimed asphalt shall be permitted.

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.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement

located within any utility easement and/or right-of-way.

4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Will be considered commercial with master meter.
11. Private solid waste hauler will be required. City will not service trash.

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.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- 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 non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The current FAR of the site is approximately 0.15. The SPUD regulations could continue to provide a FAR within or below the Urban Medium LUTA range.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site is located along the north side of NW 39th Street, a Major Connector Street in the Urban Medium LUTA. The site has two existing access points along NW 39th Street. The SPUD proposes utilizing NW 39th Street for access, via a maximum of one drive. The conceptual plan for the development illustrates the site would retain the existing western access point.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site but are available along the south side of NW 39th Street. The SPUD requires sidewalks, and street enhancements were approved in Oklahoma City's 2025 GO Bond for NW 39th Street from North Pennsylvania Avenue to North Western Avenue

- 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”, “Traffic”, and “Operational Impact” 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 incorporate the previously rezoned SPUD-1800 area with an additional lot recently purchased to the east. The new application would further extend commercial zoning to the east to allow accessory storage for a new business that will occupy the existing office on the western portion of the site. The SPUD regulations propose the following setbacks: 15 feet on the north and east where abutting residential, 12 feet on the south (39th Street), and 0 feet on the west where abutting C-3. The proposed storage area will be screened and include a landscape buffer on the north and east where it abuts residences.*

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 39th Street, a Major Connector Street in the Urban Medium LUTA.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD is requested to allow commercial use and development, governed by the C-3 District. Some of the proposed uses could have operational impacts near residential uses. The SPUD offers some mitigation by maintaining the base C-3 District setback (15 feet with 5-foot landscaped buffer) on the north and east where abutting the R-1 District. The SPUD proposes no less than a six-foot and no greater than an eight-foot-high wall or fence along the north and east boundaries, planting trees on 25-foot centers, and preserving healthy, mature trees to the greatest extent possible.*

3) Service Efficiency:

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

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: The subject site is located along the north side of NW 39th Street, a Major Connector Street in the Urban Medium LUTA. The nearest transit (bus) service is located west of the site, along North Pennsylvania Avenue.

6) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the north side of NW 39th Street, east of North Pennsylvania Avenue. The site is zoned SPUD-1800 and R-1. SPUD-1800 was approved in February 2026. The R-1 zoned land to the east has now been acquired and is included in this new SPUD application. The site is developed with an existing office on the west and a single-family residence on the east. Residences abut the site to the north and east. To the west is a retail building, and across NW 39th Street to the south is retail (Family Dollar) and a veterinary clinic.

On December 11, 2026, the Planning Commission recommended approval of SPUD-1800 subject to amended Technical Evaluations. The new SPUD is requested to extend commercial zoning to the east and allow accessory storage for a new custom manufacturing / construction business that will occupy the existing office on the western

portion of the site. The previously recommended TEs have been incorporated into the new SPUD, with the exception of allowing the vet use, and the approved screening and landscaping regulations are retained. The SPUD requires no less than a six-foot and no greater than an eight-foot-high wall or fence along the north and east boundaries, planting trees on 25-foot centers, and landscaping per Exhibit B.

E. STAFF RECOMMENDATION

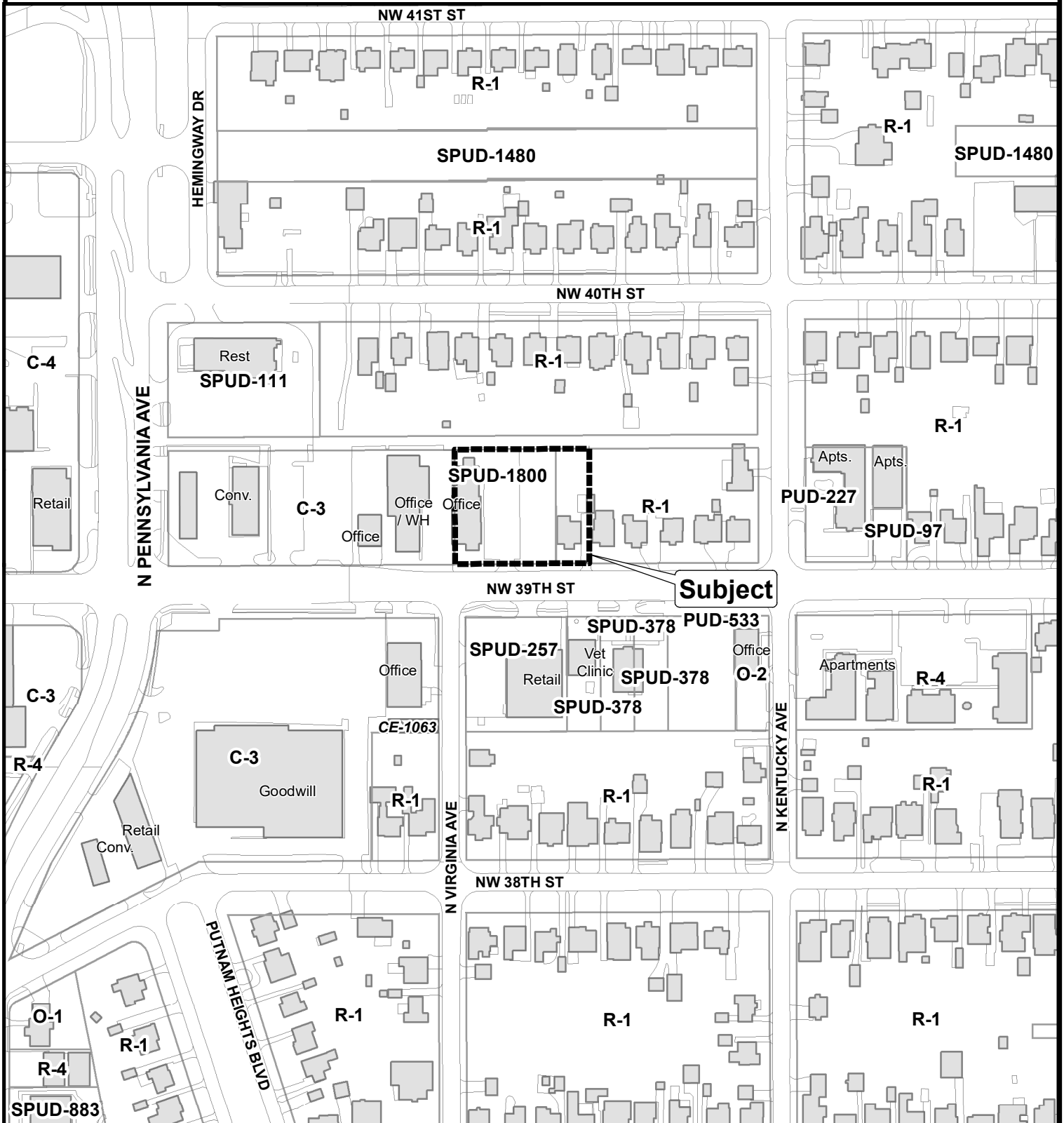
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning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

Approval of the application.

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

taj

Case No: SPUD-1843 **Applicant: Slate Expectations, LLC**
Existing Zoning: SPUD-1800 / R-1
Location: 1933 NW 39th St.

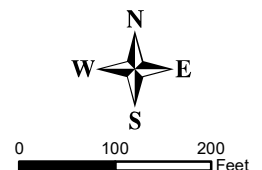


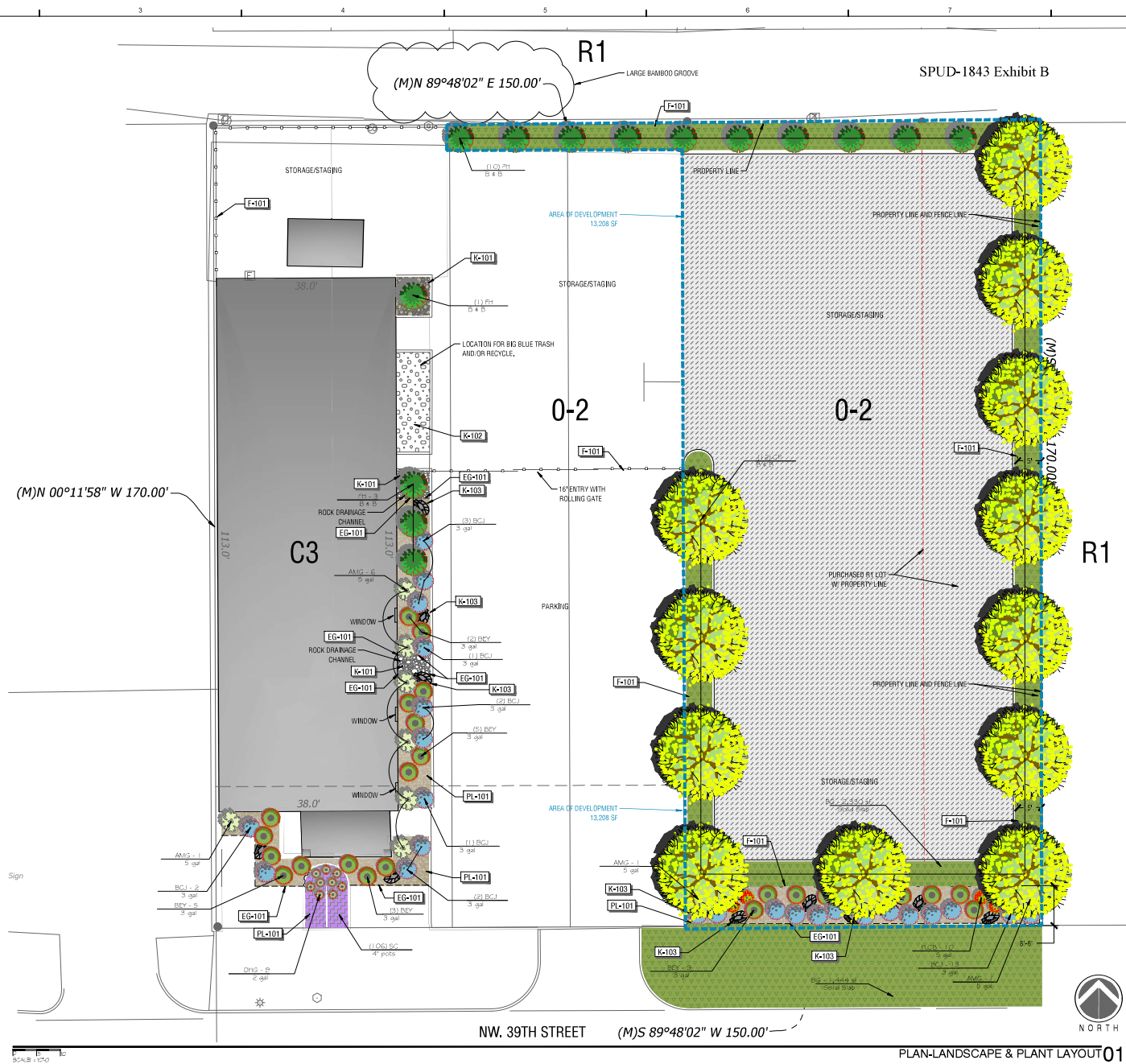
Note: "Subject" is located approximately 1,358' North of NW 36th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





REV 1	
REV 2	
REV 3	
REV 4	
REV 5	
REV 6	

GOODMAN ROOFING & CONSTRUCTION
933 NW 35TH STREET, OKC, OK 73118
LANDSCAPE PLAN



04-22-2026
CONSTRUCTION
DOCUMENT

SCALE: NA

DATE: 04-22-2026

LA 1.02

SHEET 2 OF 2

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>	<u>POINTS</u>	<u>DEC. PTS.</u>	<u>EV. PTS.</u>	<u>TOTAL SITE</u> <u>POINTS CLAIMED</u>
TREES 	CP	<i>Pistacia chinensis</i> / Chinese Pistache	B & B	3'Cal	8-10' Hx, 5-6' W	12	15	180		

SYMBOL

SHRUBS							
	FH	Ilex x attenuata 'Foster No. 2' / Foster No. 2 Holly	B & B	6'	14	9	126
	BCJ	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	3 gal		24	2	44
	DHG	Pennisetum alopecuroides 'Hamel' / Dwarf Hameln Grass	2 gal		9	1	9
	FLCB	Rhamnus frangula 'Ron Williams' / Fine Line Columnar Buckthorn	5 gal		10	3	30
	BEY	Yucca filamentosa 'Bright Edge' / Bright Edge Yucca	3 gal		24	2	48

ORNAMENTAL GRASS

	AMG	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal	9	3	27
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SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
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SHRUB AREAS

	SC	Seasonal Color x / Seasonal Color	4" pots	12" o.c.	106
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SOD

BG	Cynodon dactylon '419 Hybrid' / 419 Hybrid Bermudagrass	Solid Slab	2,330 sf	0.25/SY	16 (max points allowed)
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262	218	480
SITE POINTS REQUIRED		66
13.208st OF DEVELOPMENT		

DISCRETIONARY SITE POINTS 414

REFERENCE NOTES SCHEDULE

<u>PAYMENT</u>	<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>EDGING</u>				
		EQ-101	TYPICAL PERMALOC CLEANLINE EDGING, 6.5X3X1/8" WITH MILL FINISH.	1.48 lf
<u>FENCE</u>				
		F-101	PERIMETER FENCE FOR STAGING AND PRODUCT STORAGE, FENCE SHALL BE METAL AND 8" IN HEIGHT, COLOR AND STYLE TO BE DETERMINED.	595 lf
<u>ROCK</u>				
		K-101	DECORATIVE SALIDA RIVER ROCK, 2-4" IN SIZE, PROVIDE 3" DEPTH WITH 8oz. FIBER FABRIC BETWEEN ROCK AND SUB-GRADE. PROVIDE 50mm RUBBER LAYER BETWEEN ROCK AND SUB-GRADE IF SERVING AS DRAINAGE CHIPS.	125 sf
		K-102	GRAVITE DOWNS, 4" DEEP, COMPACTED, PROVIDE 8oz. NON-WOVEN FILTER FABRIC, BLACK IN COLOR.	147 sf
		K-103	builders LAFX-AMEN-PP-132-0230	10
<u>PAVING</u>				
		P-101	RECYCLED ASPHALT	9,891 sf
<u>PLANTINGS/BEDS</u>				
		PL-101	TYPICAL PLANTING BED, REMOVE EXISTING SOIL AS SPECIFIED AND PROVIDE AMENDED TOPSOIL TO A DEPTH OF 6" FOR A TOTAL PLANTING PROFILE OF 8". INSTALL AMENDED TOP SOIL ACCORDING TO SPECIFICATIONS AND PROVIDE 10" OF SPECIFIED MULCH.	1,479 sf

Case No: SPUD-1843 Applicant: Slate Expectations, LLC
Existing Zoning: SPUD-1800 / R-1
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Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,358' North of NW 36th St.



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