

SPUD-1855

Published in The Journal Record SEPTEMBER 30, 20 26

ORDINANCE NO. 28,148

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 lot Twelve (12), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,090, Oklahoma County, Oklahoma. AND All of Lot Eleven (11), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,091, Oklahoma County, Oklahoma.

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

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 1ST day of SEPTEMBER, 20 26.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 20 26.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Romfall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. O
9/29/2026

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-1855), rezoning 2837 SW 31st Street from R-2 Medium-Low Density Residential District to SPUD-1855 Simplified Planned Unit Development District. Ward 6.

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

Applicant:

Mark W. Zitzow, Johnson & Associates
Daceray LLC

Purpose:

The purpose of this application is to allow commercial uses and/or residential use and development.

Background:

On August 13, 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. Sidewalks shall also be constructed along SW 30th Street and SW 31st Street, subject to Public Works policies and procedures.
2. The east SPUD setback shall be 5 feet if developed as residential, and 20 feet if developed as commercial.
3. If developed as commercial, the building shall be oriented toward South May Avenue.
4. Replace Exhibit B with the revised conceptual site plan noting the proposed setback changes.

Protests:

None

Previous Action:

The Ordinance was introduced September 1, 2026, and set for final hearing September 29, 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
S May Ave Development

Project Name

2837 SW 31st Street

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

Seeking to rezone the property to allow for a mix of commercial and residential uses.

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD 1855
	File Date: 6-22-26
	Ward No.: 6
	Nbhd. Assoc.: SW 29th St
	School District: OKC
	Extg Zoning: R-2
	Overlay:

0.53 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):

DACERAY, LLC

Name

5565 B NW Expressway

Mailing Address

Warr Acres, OK 73132

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

QUIT CLAIM DEED

INDIVIDUAL

KNOW ALL MEN BY THESE PRESENTS:

That JUAN C. PASCUAL AND VERONICA PASCUAL, HUSBAND AND WIFE parties of the first part, in consideration of the sum of one dollar and no cents, and other valuable considerations, to nix in hand paid, the receipt of which hereby acknowledged, does hereby quit claim, grand bargain sell and convey unto DACERAY LLC parties of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and promises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot TWELVE (12) of

Block FOUR (4) in

MAY PARK ADDITION to

Oklahoma City, Oklahoma county, Oklahoma

According to the recorded plat thereof.

EXEMPT DOCUMENT STAMP TAX, O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAPH #4

RETURN TO:

w/ DACERAYLLC

PO BOX 82445 OKLAHOMA CITY, OK 73148

Together with all the improvements thereon and the appurtenances thereunto belonging

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part assigns forever

Sign and delivered this 12 day of march, 2015

Juan C Pascual

Veronica Pascual

This instrument was acknowledged before me on this 12 day of March, 2015 by Juan c Pascual and veronica Pascual Husband and wife



20150312010308360
03/12/2015 02:39:20 PM
Bk:RE12770 Pg:1090 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

20150312010308360
Filing Fee: \$13.00

03/12/2015 02:39:20 PM
DEED





20150312010308370
 03/12/2015 02:39:21 PM
 Bk:RE12770 Pg:1051 Pgs:1 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolyn Caudill

QUIT CLAIM DEED INDIVIDUAL

KNOW ALL MEN BY THESE PRESENTS:

That JUAN C. PASCUAL AND VERONICA PASCUAL, HUSBAND AND WIFE party(IES) of the first part in consideration of the sum of one dollar and no cents, and other valuable considerations, to it in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto DACERAY LLC part(IES) of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot ELEVEN (11) of
 Block FOUR (4) in
 MAY PARK ADDITION to
 Oklahoma City, Oklahoma County, Oklahoma
 according to the recorded plat thereof.

EXEMPT DOCUMENT STAMP TAX, O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAPH 4.

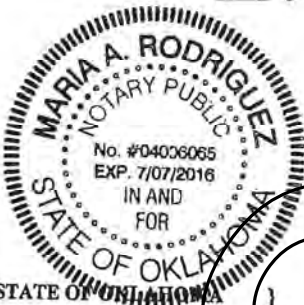
RETURN TO:
 DACERAY LLC
 PO BOX 82445
 OKLAHOMA CITY, OK 73148

TAXES TO:
 SAME

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, heirs and assigns forever

Signed and delivered this 12 day of March, 2015.



JUAN C. PASCUAL

VERONICA PASCUAL

STATE OF OKLAHOMA
 COUNTY OF CANADIAN

This instrument was acknowledged before me on this 12 day of MARCH, 2015, by JUAN C. PASCUAL AND VERONICA PASCUAL, HUSBAND AND WIFE.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

COURTESY FILING ONLY-NO LIABILITY ASSUMED.

20150312010308370
 Filing Fee: \$13.00

03/12/2015 02:39:21 PM
 DEED



DACERAY LLC
5565 B NW Expressway
Warr Acres, OK 73132
PH: () -

June 2, 2026

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

RE: Property at 2837 SW 31st Street: Letter of Authorization for Submittal to Oklahoma City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

JUAN C PASCUAL

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:6478 000/PUD

Legal Description – Exhibit ‘A’

All of lot Twelve (12), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As shown in Book 12770, Page 1090, Oklahoma County, Oklahoma

AND

All of Lot Eleven (11), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As shown in Book 12770, Page 1091, Oklahoma County, Oklahoma.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

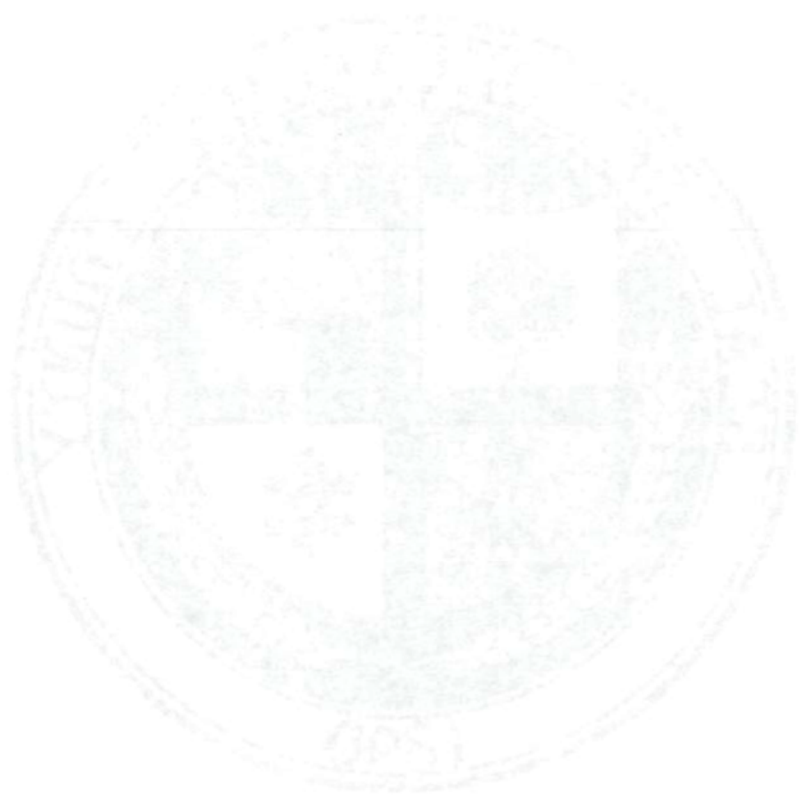
This Official Report is for Account Number R108641700 and R108641800 and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



STATE OF OKLAHOMA } ss.
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft radius report
filed in the office of the County Assessor
on the 15th day of June, 2026

Given under my hand and official seal this
15th day of June, 2026

County Assessor

Anthony L. Deputy

Oklahoma County Assessor's
300ft Radius Report
6/15/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R108641800	DACERAY LLC			5565 B NW EXPRESSWAY	WARR ACRES	OK	73132	MAY PARK ADDITION	4	12	MAY PARK ADDITION 004 012	2837 SW 31ST ST OKLAHOMA CITY
R108642000	RAMIREZ RAQUEL	VAZQUEZ ADRIAN		2412 SW 21ST ST	OKLAHOMA CITY	OK	73108	MAY PARK ADDITION	4	13	MAY PARK ADDITION 004 013 W 1/2	2833 SW 31ST ST OKLAHOMA CITY
R108641700	DACERAY LLC			5565 B NW EXPRESSWAY	WARR ACRES	OK	73132	MAY PARK ADDITION	4	11	MAY PARK ADDITION 004 011	0 UNKNOWN OKLAHOMA CITY
R108641600	PASCUAL VERONICA ROZA			5565 B NW EXPRESSWAY	WARR ACRES	OK	73132	MAY PARK ADDITION	4	10	MAY PARK ADDITION 004 010	2836 SW 30TH ST OKLAHOMA CITY
R108641500	CLH4 LLC			PO BOX 893191	OKLAHOMA CITY	OK	73189-3191	MAY PARK ADDITION	4	9	MAY PARK ADDITION 004 009	2832 SW 30TH ST OKLAHOMA CITY
R108641900	GUZMAN ULISES	DE GUZMAN SARAH I IBANEZ		2829 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719	MAY PARK ADDITION	4	13	MAY PARK ADDITION 004 013 E 1/2	2829 SW 31ST ST OKLAHOMA CITY
R108641480	PACHECO TANAIRY			2828 SW 30TH ST	OKLAHOMA CITY	OK	73119-1704	MAY PARK ADDITION	4	8	MAY PARK ADDITION 004 008	2828 SW 30TH ST OKLAHOMA CITY
R108643300	CONNER GALE & LOUSANNA E			2832 SW 31ST ST	OKLAHOMA CITY	OK	73119-1720	MAY PARK ADDITION	5	5	MAY PARK ADDITION 005 005 W 1/2	2832 SW 31ST ST OKLAHOMA CITY
R108643500	HRH INVESTMENTS LLC			2500 NW 121ST ST	OKLAHOMA CITY	OK	73120-7014	MAY PARK ADDITION	5	6	MAY PARK ADDITION 005 006	3210 S MAY AVE OKLAHOMA CITY
R108640070	7 ELEVEN INC			2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-1699	MAY PARK ADDITION	1	0	MAY PARK ADDITION 001 000 LOTS 9 & 10 & LOT 11 EX A TR IN NW/C 20FT ON N & W SIDES & LOTS 12 THRU 14	3000 SW 29TH ST OKLAHOMA CITY
R108640700	DSTKH PROPERTIES 2 LLC			12308 SWANHAVEN DR	OKLAHOMA CITY	OK	73170	MAY PARK ADDITION	3	0	MAY PARK ADDITION 003 000 LOTS 1 & 2	3105 S MAY AVE OKLAHOMA CITY
R108641000	RIOS JESUS			3409 S GOFF AVE	OKLAHOMA CITY	OK	73119-2611	MAY PARK ADDITION	3	0	MAY PARK ADDITION 003 000 LOTS 3 & 4	3115 S MAY AVE OKLAHOMA CITY
R108640600	TURK MICHAEL & LANA J			3915 MORGAN TER	MUSTANG	OK	73064-9406	MAY PARK ADDITION	2	0	MAY PARK ADDITION 002 000 LOTS 3 & 4	3017 S MAY AVE OKLAHOMA CITY
R108643200	MYERS JERAMIAH	MYERS MARION LEE		2828 SW 31ST ST	OKLAHOMA CITY	OK	73119	MAY PARK ADDITION	5	5	MAY PARK ADDITION 005 005 E 1/2	2828 SW 31ST ST OKLAHOMA CITY
R168652380	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MUSTANG TOWNSHIP	0	0	MUSTANG TOWNSHIP 000 000 PT NE4 SEC 13 11N 4W NE4 EX MAY PARK ADDN & EX 31.21ACRS TO STATE FOR HWY 240 EXEMPT	3200 S INDEPENDENCE AVE UNINCORPORATED
R108642200	RAMOS BRIGINA			1700 SW 18TH ST	OKLAHOMA CITY	OK	73108	MAY PARK ADDITION	4	0	MAY PARK ADDITION 004 000 W/2 OF LOT 14	2825 SW 31ST ST OKLAHOMA CITY
R108641460	ESCUTIA OMAR			2901 S PENN AVE	OKLAHOMA CITY	OK	73108	MAY PARK ADDITION	4	7	MAY PARK ADDITION 004 007	2824 SW 30TH ST OKLAHOMA CITY
R108643100	MARTINEZ ADRIAN			1350 RIVERVIEW DR	NEWCASTLE	OK	73065-4324	MAY PARK ADDITION	5	4	MAY PARK ADDITION 005 004 W 1/2	2824 SW 31ST ST OKLAHOMA CITY
R108640100	GARCIA GUSTAVO			2636 SW 62ND ST	OKLAHOMA CITY	OK	73159-1712	MAY PARK ADDITION	1	15	MAY PARK ADDITION 001 015	2625 SW 30TH ST OKLAHOMA CITY
R108642100	MERKEY NANCY L	WHITE LYDIA CAROL		1424 SW 30TH ST	OKLAHOMA CITY	OK	73119-1719	MAY PARK ADDITION	4	14	MAY PARK ADDITION 004 014 E 1/2	2821 SW 31ST ST OKLAHOMA CITY
R108641450	SOSA HILDA LIRA ETAL	VARGAS JAVIER ESPINOZA	PIZANO FRANSISCO LIRA	2820 SW 30TH ST	OKLAHOMA CITY	OK	73119	MAY PARK ADDITION	4	6	MAY PARK ADDITION 004 006	2820 SW 30TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/15/2026

R108643000	MARTINEZ FAMILY TRUST			6621 SW 59TH ST	OKLAHOMA CITY	OK	73179-6647	MAY PARK ADDITION	5	4	MAY PARK ADDITION 005 004 E 1/2	2820 SW 31ST ST OKLAHOMA CITY
R108640200	CANADA RONNIE D TRS	CANADA RONNIE D & DARLENE REV LIV TRUST		3432 SETTLERS RD	NEWCASTLE	OK	73065-6564	MAY PARK ADDITION	1	16	MAY PARK ADDITION 001 016	2823 SW 30TH ST OKLAHOMA CITY
R108642350	LANCASTER ROBERTA L			2819 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719	MAY PARK ADDITION	4	15	MAY PARK ADDITION 004 015 W 1/2 OF W 1/2	2819 SW 31ST ST OKLAHOMA CITY
R108641405	KINNEY ENTERPRISE 23 LLC			PO BOX 5633	EDMOND	OK	73083	MAY PARK ADDITION	4	5	MAY PARK ADDITION 004 005	2816 SW 30TH ST OKLAHOMA CITY
R108643800	SPENCER DIANE A	SPENCER PHILIP M & KATHERINE A		4524 S MAY AVE	OKLAHOMA CITY	OK	73119-4602	MAY PARK ADDITION	5	8	MAY PARK ADDITION 005 008 W 1/2	2833 SW 32ND ST OKLAHOMA CITY
R108643600	FUENTES JAIME LUIS			2837 SW 32ND ST	OKLAHOMA CITY	OK	73119-1723	MAY PARK ADDITION	5	7	MAY PARK ADDITION 005 007 E 1/2	2837 SW 32ND ST OKLAHOMA CITY
R108643650	HERNANDEZ HECTOR			2216 S WHITBOURNE PL	OKLAHOMA CITY	OK	73170-4823	MAY PARK ADDITION	5	7	MAY PARK ADDITION 005 007 W 1/2	2841 SW 32ND ST OKLAHOMA CITY
R108642900	WHITE JOSEPH LEE			2816 SW 31ST ST	OKLAHOMA CITY	OK	73119	MAY PARK ADDITION	5	3	MAY PARK ADDITION 005 003 W 1/2	2816 SW 31ST ST OKLAHOMA CITY
R108640400	3005 OKC LLC			2331 W NORTHWEST HWY, Unit 200	DALLAS	TX	75220	MAY PARK ADDITION	2	0	MAY PARK ADDITION 002 000 LOTS 1 & 2	3005 S MAY AVE OKLAHOMA CITY
R108643700	SPENCER DIANE A	SPENCER PHILIP M & KATHERINE A		4524 S MAY AVE	OKLAHOMA CITY	OK	73119-4602	MAY PARK ADDITION	5	8	MAY PARK ADDITION 005 008 E 1/2	2829 SW 32ND ST OKLAHOMA CITY
R108640300	MASCOTE MARGARITA O	MASCOTE MARIA		2233 SW 35TH ST	OKLAHOMA CITY	OK	73119	MAY PARK ADDITION	1	17	MAY PARK ADDITION 001 017	2821 SW 30TH ST OKLAHOMA CITY
R108642420	OWEN ROBERT EDWARD			2813 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719	MAY PARK ADDITION	4	0	MAY PARK ADDITION 004 000 PT LOT 15 BEG AT A POINT 3FT W OF SE/C SD LOT 15 TH W47FT N150FT E47FT S150FT TO BEG & E 1/2 OF W 1/2 OF LOT 15	2813 SW 31ST ST OKLAHOMA CITY
R108643950	MORALES ABEL DELGADO			2825 SW 32ND ST	OKLAHOMA CITY	OK	73119	MAY PARK ADDITION	5	9	MAY PARK ADDITION 005 009 W 1/2	2825 SW 32ND ST OKLAHOMA CITY
R108640055	CANDA RONNIE D TRS	CANADA RONNIE D & DARLENE REV LIV TRUST		3432 SETTLERS RD	NEWCASTLE	OK	73065-6564	MAY PARK ADDITION	1	8	MAY PARK ADDITION 001 008	2828 SW 29TH ST OKLAHOMA CITY
R108641400	KINNEY ENTERPRISE 23 LLC			PO BOX 5633	EDMOND	OK	73083-5633	MAY PARK ADDITION	4	4	MAY PARK ADDITION 004 004	2812 SW 30TH ST OKLAHOMA CITY
R108643900	CARRILLO ESMERALDA			2821 SW 32ND ST	OKLAHOMA CITY	OK	73119-1723	MAY PARK ADDITION	5	9	MAY PARK ADDITION 005 009 E 1/2	2821 SW 32ND ST OKLAHOMA CITY
R108642800	MARTINEZ FAMILY TRUST			6621 SW 59TH ST	OKLAHOMA CITY	OK	73179-6647	MAY PARK ADDITION	5	3	MAY PARK ADDITION 005 003 E 1/2	2812 SW 31ST ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/15/2026

R108640310	CANADA RONNIE D TRS	CANADA RONNIE D & DARLENE REV LIV TRUST		3432 SETTLERS RD	NEWCASTLE	OK	73065-6564	MAY PARK ADDITION	1	18	MAY PARK ADDITION 001 018	2817 SW 30TH ST OKLAHOMA CITY
R108640050	CANDA RONNIE D TRS	CANADA RONNIE D & DARLENE REV LIV TRUST		3432 SETTLERS RD	NEWCASTLE	OK	73065-6564	MAY PARK ADDITION	1	7	MAY PARK ADDITION 001 007	2826 SW 29TH ST OKLAHOMA CITY
R108644100	MARQUEZ FRANCISCO & MARIA J			1325 SW 24TH ST	OKLAHOMA CITY	OK	73108-7801	MAY PARK ADDITION	5	10	MAY PARK ADDITION 005 010 W 1/2	2817 SW 32ND ST OKLAHOMA CITY
R108640030	AHADIZADEH FAMILY TRUST			5328 WINDWARD WAY	EDMOND	OK	73013-8626	MAY PARK ADDITION	1	0	MAY PARK ADDITION 001 000 LOTS 4 5 & 6	2818 SW 29TH ST OKLAHOMA CITY
R108642400	OWEN ROBERT			2813 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719	MAY PARK ADDITION	4	0	MAY PARK ADDITION 004 000 E3FT OF LOT 15 & W52FT OF LOT 16	2809 SW 31ST ST OKLAHOMA CITY
R108641300	LOPEZ RICHARD D			2808 SW 30TH ST	OKLAHOMA CITY	OK	73119	MAY PARK ADDITION	4	3	MAY PARK ADDITION 004 003	2808 SW 30TH ST OKLAHOMA CITY

CITY OF OKLA CITY
1672-10-864-0082

SW 29th St

SW 25th St

3005 OKC LLC
1849-10-864-0400
0.4 ac
Blk 002 Lot 2 Blk 002 Lot 1

TURK MICHAEL & LANA J
1849-10-864-0600
0.4 ac
Blk 002 Lot 3 Blk 002 Lot 4

DSTKH PROPERTIES 2 LLC
1849-10-864-0700
0.4 ac
Blk 003 Lot 2 Blk 003 Lot 1

RIOS JESUS
1849-10-864-1000
0.4 ac
Blk 003 Lot 3 Blk 003 Lot 4

CANDA RONNIE D TRS
1672-10-864-0055
0.17 ac
Blk 001 Lot 8

AHADZADEH FAMILY TRUST
1672-10-864-0030
0.52 ac
Blk 001 Lot 6 Blk 001 Lot 5

7 ELEVEN INC
1672-10-864-0070
1.02 ac

GARCIA GUSTAVO
1672-10-864-0100
0.17 ac
Blk 001 Lot 12 Blk 001 Lot 13 Blk 001 Lot 14 Blk 001 Lot 15 Blk 001 Lot 16 Blk 001 Lot 17

LOPEZ RICARDO D
1672-10-864-0320
0.17 ac
Blk 001 Lot 18 Blk 001 Lot 19 Blk 001 Lot 20 Blk 001 Lot 21 Blk 001 Lot 22

WS CARWASH OKC 29TH STREET LLC
1672-10-864-0005
1.05 ac

ROMER 187

SW 30th St

PASCUAL VERONICA ROZA
1672-10-864-1600
0.17 ac
Blk 004 Lot 11 Blk 004 Lot 10 Blk 004 Lot 9

ESCUTIA OMAR
1672-10-864-1460
0.17 ac
Blk 004 Lot 8 Blk 004 Lot 7 Blk 004 Lot 6 Blk 004 Lot 5 Blk 004 Lot 4

KINNEY ENTERPRISE 23 LLC
1672-10-864-1400
0.17 ac

NUNEZ VAZQUEZ RUTH A
1672-10-864-1100
0.18 ac
Blk 004 Lot 3 Blk 004 Lot 2 Blk 004 Lot 1

DACERAY LLC
1672-10-864-1800
0.34 ac
Blk 004 Lot 12

GUZMAN ULISES
1672-10-864-1900
0.17 ac
Blk 004 Lot 13

MERKEY NANCY L
1672-10-864-2100
0.17 ac
Blk 004 Lot 14

OWEN ROBERT
1672-10-864-2400
0.19 ac
Blk 004 Lot 15 Blk 004 Lot 16

MOLIN 16

SW 31st St

HRH INVESTMENTS LLC
1672-10-864-3500
0.34 ac
Blk 005 Lot 6

MYERS JERAMIAH
1672-10-864-3200
0.17 ac
Blk 005 Lot 5

WHITE JOSEPH LEE
1672-10-864-2900
0.17 ac
Blk 005 Lot 4

SALGADO JAIME & PIEDAD
1672-10-864-2600
0.17 ac
Blk 005 Lot 2 Blk 005 Lot 1

VICENTI 16

HERNANDEZ HECTOR
1672-10-864-3650
0.17 ac
Blk 005 Lot 7

SPENCER DIANE A
1672-10-864-3700
0.17 ac
Blk 005 Lot 8

JIMENEZ JESUS S & MARGARITA TRS
1672-10-864-1300
0.17 ac
Blk 005 Lot 10 Blk 005 Lot 11 Blk 005 Lot 12

RC

SW 32nd St

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-()
MASTER DESIGN STATEMENT

June 18, 2026

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6478

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).

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, which 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** if developed as Commercial or **R-2, Medium-Low Density Residential**, if developed as a residential project (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)

- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Family Day Care Homes (8300.40)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast 8300.49)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Single-Family Residential (8200.14)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building shall be 35-feet and 2 stories.

3. Maximum Building Size:

Maximum building size shall be per the base zoning.

4. Maximum Number of Buildings:

Maximum number of buildings shall be per the base zoning.

5. Building Setback Lines:

North PUD Boundary:	25-feet
East PUD Boundary:	5-feet
South PUD Boundary:	20-feet
West PUD Boundary:	5-feet

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall be per the base zoning district.

9. Access:

Access shall be permitted from SW 30th Street via a maximum of one (1) private drive, SW 31st Street via a maximum of one (1) private drive, or from S May Avenue via a maximum of one (1) private drive.

10. Sidewalks:

Five-foot sidewalks shall be constructed on S May Avenue or 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. All sidewalks shall be in place prior

to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space:

Open space requirements shall be per code.

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 per code.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

If developed as residential, one (1) space per unit shall be required. If developed as commercial, no parking minimum shall be required.

7. Maintenance:

Maintenance of the common areas, alleyways, and private drives shall be the responsibility of the property owner. No structures, storage or 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. Maintenance of the alleyway and private drives shall be the responsibility of the adjacent property owners.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan



SPUD-_____
SW 30th St and
S May Ave

Exhibit B
Conceptual Site Plan
20 Parking Spaces

+/-0.5166 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
and vicinity 1/4" = 40' 0" scale

DRAWING: 011101 SUBMITTAL: 011101

Conceptual site plan showing feasible option
permitted under preapproved planning

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1855	MARK W ZITZOW, JOHNSON & ASSOCIATES	1 E SHERIDAN AVE, STE 200	OKLAHOMA CITY	OK	73104
SPUD-1855	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1855	SW 29TH DISTRICT ASSOCIATION	2725 SW 29TH ST	OKLAHOMA CITY	OK	73119
SPUD-1855	3005 OKC LLC	2331 W NORTHWEST HWY, Unit 200	DALLAS	TX	75220
SPUD-1855	7 ELEVEN INC	2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-1699
SPUD-1855	AHADIZADEH FAMILY TRUST	5328 WINDWARD WAY	EDMOND	OK	73013-8626
SPUD-1855	CANADA RONNIE D TRS, CANADA RONNIE D & DARLENE REV LIV TRUST	3432 SETTLERS RD	NEWCASTLE	OK	73065-6564
SPUD-1855	CARRILLO ESMERALDA	2821 SW 32ND ST	OKLAHOMA CITY	OK	73119-1723
SPUD-1855	CLH4 LLC	PO BOX 893191	OKLAHOMA CITY	OK	73189-3191
SPUD-1855	CONNER GALE & LOUSANNA E	2832 SW 31ST ST	OKLAHOMA CITY	OK	73119-1720
SPUD-1855	DACERAY LLC	5565 B NW EXPRESSWAY	WARR ACRES	OK	73132
SPUD-1855	DSTKH PROPERTIES 2 LLC	12308 SWANHAVEN DR	OKLAHOMA CITY	OK	73170
SPUD-1855	ESCUTIA OMAR	2901 S PENN AVE	OKLAHOMA CITY	OK	73108
SPUD-1855	FUENTES JAIME LUIS	2837 SW 32ND ST	OKLAHOMA CITY	OK	73119-1723
SPUD-1855	GARCIA GUSTAVO	2636 SW 62ND ST	OKLAHOMA CITY	OK	73159-1712
SPUD-1855	GUZMAN ULISES, DE GUZMAN SARAHI IBANEZ	2829 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719
SPUD-1855	HERNANDEZ HECTOR	2216 S WHITBOURNE PL	OKLAHOMA CITY	OK	73170-4823
SPUD-1855	HRH INVESTMENTS LLC	2500 NW 121ST ST	OKLAHOMA CITY	OK	73120-7014
SPUD-1855	KINNEY ENTERPRISE 23 LLC	PO BOX 5633	EDMOND	OK	73083-5633
SPUD-1855	LANCASTER ROBERTA L	2819 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719
SPUD-1855	LOPEZ RICHARD D	2808 SW 30TH ST	OKLAHOMA CITY	OK	73119
SPUD-1855	MARQUEZ FRANCISCO & MARIA J	1325 SW 24TH ST	OKLAHOMA CITY	OK	73108-7801
SPUD-1855	MARTINEZ ADRIAN	1350 RIVERVIEW DR	NEWCASTLE	OK	73065-4324
SPUD-1855	MARTINEZ FAMILY TRUST	6621 SW 59TH ST	OKLAHOMA CITY	OK	73179-6647
SPUD-1855	MASCOTE MARGARITA O, MASCOTE MARIA	2233 SW 35TH ST	OKLAHOMA CITY	OK	73119
SPUD-1855	MERKEY NANCY L, WHITE LYDIA CAROL	1424 SW 30TH ST	OKLAHOMA CITY	OK	73119-1719
SPUD-1855	MORALES ABEL DELGADO	2825 SW 32ND ST	OKLAHOMA CITY	OK	73119
SPUD-1855	MYERS JERAMIAH, MYERS MARION LEE	2828 SW 31ST ST	OKLAHOMA CITY	OK	73119
SPUD-1855	OWEN ROBERT	2813 SW 31ST ST	OKLAHOMA CITY	OK	73119-1719
SPUD-1855	PACHECO TANAIKY	2828 SW 30TH ST	OKLAHOMA CITY	OK	73119-1704
SPUD-1855	PASCUAL VERONICA ROZA	5565 B NW EXPRESSWAY	WARR ACRES	OK	73132

SPUD-1855	RAMIREZ RAQUEL, VAZQUEZ ADRIAN	2412 SW 21ST ST	OKLAHOMA CITY	OK	73108
SPUD-1855	RAMOS BRIGINA	1700 SW 18TH ST	OKLAHOMA CITY	OK	73108
SPUD-1855	RIOS JESUS	3409 S GOFF AVE	OKLAHOMA CITY	OK	73119-2611
SPUD-1855	SOSA HILDA LIRA ETAL, VARGAS JAVIER ESPINOZA, PIZANO FRANCISCO LIRA	2820 SW 30TH ST	OKLAHOMA CITY	OK	73119
SPUD-1855	SPENCER DIANE A, SPENCER PHILIP M & KATHERINE A	4524 S MAY AVE	OKLAHOMA CITY	OK	73119-4602
SPUD-1855	TURK MICHEAL & LANA J	3915 MORGAN TER	MUSTANG	OK	73064-9406
SPUD-1855	WHITE JOSEPH LEE	2816 SW 31ST ST	OKLAHOMA CITY	OK	73119

APPROVED

09-29-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1855
MASTER DESIGN STATEMENT

June 18, 2026
Revised July 31, 2026
Revised August 13, 2026

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6478

SPUD-1855 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).

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, which 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** if developed as Commercial or **R-2, Medium-Low Density Residential**, if developed as a residential project (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)

- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Family Day Care Homes (8300.40)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast 8300.49)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Single-Family Residential (8200.14)
- Senior Independent Living (8200.13)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Per Code, expect that the maximum height of any building shall be 35feet and 2 stories.

3. Maximum Building Size:

Maximum building size shall be per the base zoning.

4. Maximum Number of Buildings:

Maximum number of buildings shall be per the base zoning.

5. Building Setback Lines:

North SPUD Boundary (SW 30th Street): 25-feet

East SPUD Boundary: 5-feet if developed as residential; 20-feet if developed as commercial

South SPUD Boundary (SW 31st Street): 20-feet

West SPUD Boundary: 5-feet

6. Sight-proof Screening:

If developed as commercial, no less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall be per the base zoning district.

9. Access:

Access shall be permitted from SW 30th Street via a maximum of one (1) private drive, SW 31st Street via a maximum of one (1) private drive, or from S May Avenue via a maximum of one (1) private drive. The maximum driveway width shall be twenty-four (24) feet.

10. Sidewalks:

Five-foot sidewalks shall be constructed on S May Avenue, SW 30th Street, and SW 31st Street or 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. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space:

Open space requirements shall be per code.

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 per code.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

If developed as residential, one (1) space per unit shall be required. If developed as commercial, no parking minimum shall be required.

7. Maintenance:

Maintenance of the common areas, alleyways, and private drives shall be the responsibility of the property owner. No structures, storage or 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. Maintenance of the alleyway and private drives shall be the responsibility of the adjacent property owners.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

10. Building Orientation:

If developed as commercial, the building shall be oriented to front S May Ave.

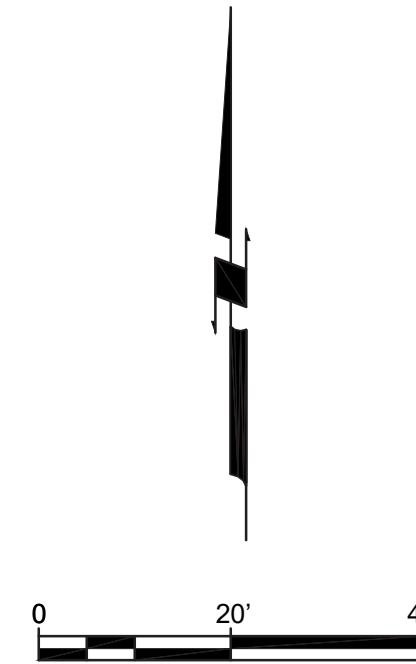
III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1855 Exhibit A - Legal Description

All of lot Twelve (12), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,090, Oklahoma County, Oklahoma. AND All of Lot Eleven (11), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,091, Oklahoma County, Oklahoma.



SPUD-1855
SW 30th St and
S May Ave

Exhibit B
Conceptual Site Plan
20 Parking Spaces

+/-0.5166 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

8/12/26
Conceptual site plan showing feasible option
permitted under proposed rezoning

CASE NUMBER: SPUD-1855

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of Daceray LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1855 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 29, 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 lot Twelve (12), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,090, Oklahoma County, Oklahoma. AND All of Lot Eleven (11), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,091, Oklahoma County, Oklahoma.

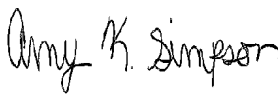
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

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

Dated this 1st day of September 2026.

SEAL


Amy K. Simpson, City Clerk



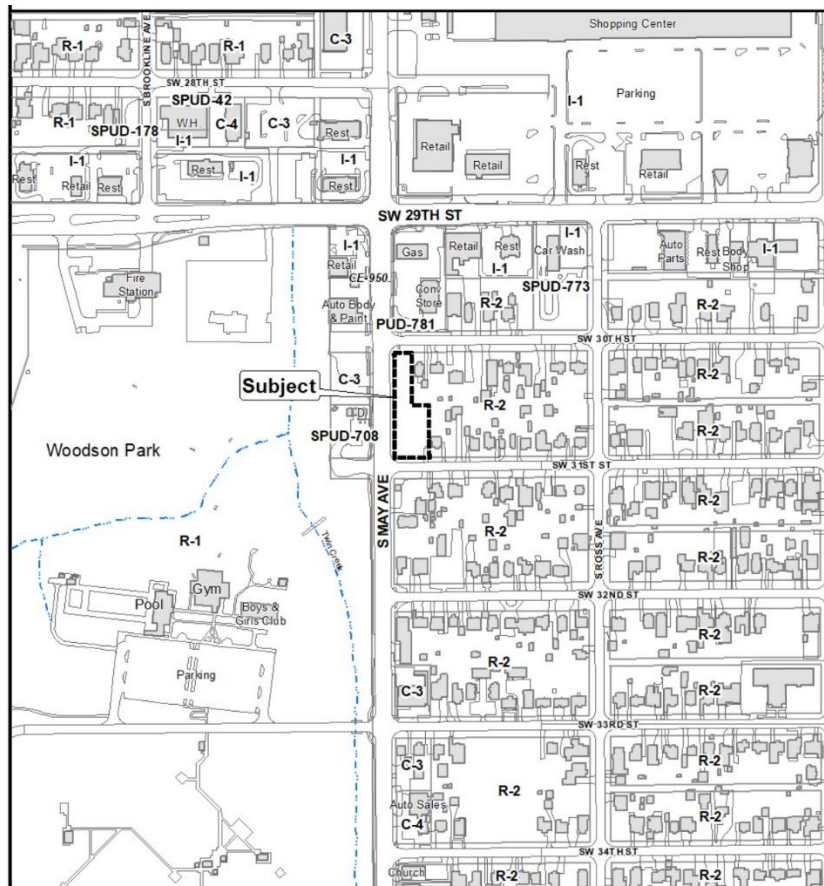
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1855

FROM: R-2 Medium-Low Density Residential District

TO: SPUD-1855 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 2837 SW 31st Street



PROPOSED USE: The purpose of this application is to allow commercial uses and/or residential use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** or **R-2 Medium-Low Density 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-1855

LOCATION: 2837 SW 31st 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-1855 Simplified Planned Unit Development District from R-2 Medium-Low Density Residential District. A public hearing will be held by the City Council on September 29, 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 lot Twelve (12), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,090, Oklahoma County, Oklahoma. AND All of Lot Eleven (11), of Block Four (4), in MAY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. As shown in Book 12,770, Page 1,091, Oklahoma County, Oklahoma.

PROPOSED USE: The purpose of this application is to allow commercial uses and/or residential use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District or R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020).

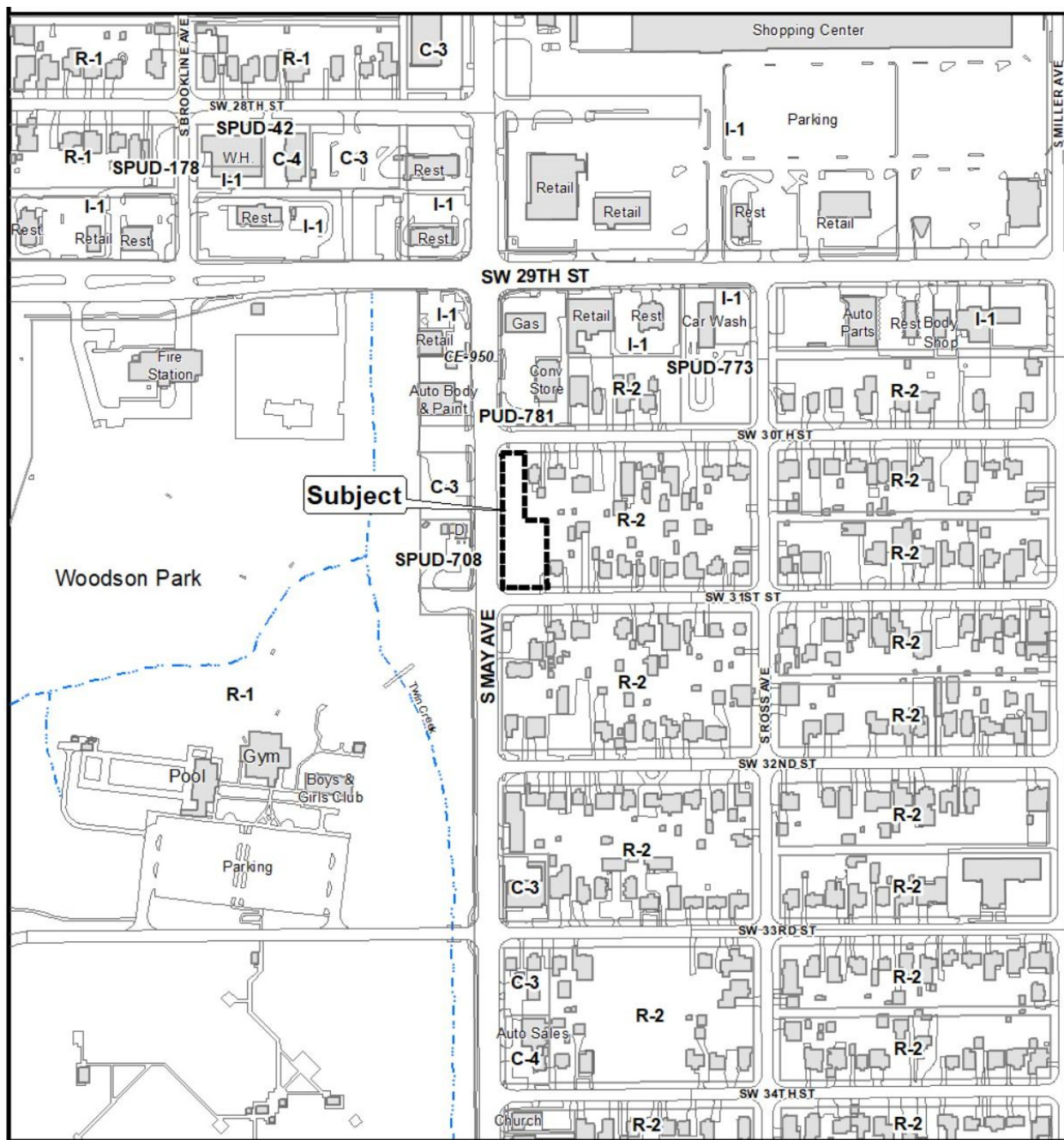
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 1st day of September 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
August 13, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:38 a.m. on August 10, 2026)

28. (SPUD-1855) Application by Daceray, LLC to rezone 2837 SW 31st Street from R-2 Medium-Low Density Residential District to SPUD-1855 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. Sidewalks shall also be constructed along SW 30th Street and SW 31st Street, subject to Public Works policies and procedures.
2. The east SPUD setback shall be 5 feet if developed as residential, and 20 feet if developed as commercial.
3. If developed as commercial, the building shall be oriented toward South May Avenue.
4. Replace Exhibit B with the revised conceptual site plan noting the proposed setback changes.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MILNER, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 13, 2026

Item No. IV. 28.

(SPUD-1855) Application by Daceray, LLC to rezone 2837 SW 31st Street from R-2 Medium-Low Density Residential District to SPUD-1855 Simplified Planned Unit Development District. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Mark W. Zitzow
Johnson & Associates Inc.
(405)235-8075

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow commercial uses and/or residential use and development.

B. EXISTING CONDITIONS

- 1. Size of Site:** 0.52 Acres
- 2. School District:** Oklahoma City
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	R-2	PUD-781	R-2	R-2	C-3 / SPUD-708
Land Use	Undeveloped	Retail	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.

Comprehensive Plan Land Use Typology Layer: Urban Commercial (UC)

The Urban Commercial encourages the concentration of small-scale retail, office and service businesses in locations that serve as hubs for neighborhood and city-wide consumer activity. The UC designation applies to development within one block of the designated corridor. UC designates strategic areas where the creation or revitalization of a commercial district will drive revitalization and an increase in property value in surrounding neighborhoods. Office and multi-family residential uses are highly desirable within UC areas, as they generate market demand for retail, incorporate walkable environments and create synergies that encourage full utilization of land.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **C-3, Community Commercial District** if developed as Commercial or **R-2, Medium-Low Density Residential**, if developed as a residential project (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Family Day Care Homes (8300.40)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)

- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast 8300.49)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Single-Family Residential (8200.14)
- Senior Independent Living (8200.13)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Per Code, expect that the maximum height of any building shall be 35 feet and 2 stories.

3. Maximum Building Size:

Maximum building size shall be per the base zoning.

4. Maximum Number of Buildings:

Maximum number of buildings shall be per the base zoning.

5. Building Setback Lines:

North SPUD Boundary (SW 30 th Street):	25-feet
East SPUD Boundary:	5-feet
South SPUD Boundary (SW 31 st Street):	20-feet
West SPUD Boundary:	5-feet

6. Sight-proof Screening:

If developed as commercial, no less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall be per the base zoning district.

9. Access:

Access shall be permitted from SW 30th Street via a maximum of one (1) private drive, SW 31st Street via a maximum of one (1) private drive, and/or from S May Avenue via a maximum of one (1) private drive. The maximum driveway width shall be twenty-four (24) feet.

10. Sidewalks:

Five-foot sidewalks shall be constructed on S May Avenue or 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. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space:

Open space requirements shall be per code.

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 per code.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

If developed as residential, one (1) space per unit shall be required. If developed as commercial, no parking minimum shall be required.

7. Maintenance:

Maintenance of the common areas, alleyways, and private drives shall be the responsibility of the property owner. No structures, storage or 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. Maintenance of the alleyway and private drives shall be the responsibility of the adjacent property owners.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, 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: The master design statement should match the provided exhibit B, no access to SW 30 or SW 31 street.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma

City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department’s Engineering staff must review and approve these elevations prior to any development.

- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 8) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 9) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 10) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 11) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 12) All private roads and streets shall have a private storm sewer system.
- 13) Remove Sect II.8 Drainage from the SPUD.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 6-inch/16-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/12-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.
8. Each unit must have a separate wastewater connection to the main.

5. Planning Department:

a. Comprehensive Plan Considerations

The subject site is within the Urban - Medium Intensity (UM) Area and within an area where the Urban Commercial (UC) Layer applies. Policies for both are listed below.

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater. (UM)
- Maintain historical lot and block sizes where possible and appropriate. (UM)
- Structured parking may be appropriate to achieve desired intensity levels. (UM)
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest. (UM)
- Encourage all buildings fronting a designated corridor or node to have ground floor space for retail or service businesses. (UC)
- All signage should be designed to provide visual coherency, which includes a consistent and cohesive pattern of materials, lighting, and height. (UC)

Location:

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

Density:

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

Urban Commercial: The non-residential Floor to Area Ratio (FAR) range for the Urban Commercial (UC) Layer has a minimum of 0.5 and may exceed 1.2. The Urban Commercial outlines a density range of 20 to 75 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The subject site is currently vacant. The SPUD regulations could provide a FAR or density within or below the Urban Medium Intensity and Urban Commercial ranges.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network. (UM)
- Primary entrance points should be aligned with access points immediately across the street. (UM)
- Limit curb cuts and automobile accessibility off of the primary commercial street. (UC)
- Reduce the size of private parking lots through shared parking agreements. (UC)
- Customer-oriented uses are encouraged to take access off of Connector and Neighborhood streets that intersect with Major or Minor Arterials. (UC)

The subject site is currently vacant and is accessed by one driveway on SW 31st Street and one driveway on South May Avenue. The SPUD proposes access from SW 30th Street, SW 31st Street or from South May Avenue.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM)
- For multi-tenant properties, include an internal pedestrian system that allows customers to park once and conveniently walk to several destinations. (UC)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (UC)

Sidewalks are not currently available on the subject site. The SPUD proposes a new sidewalk along South May 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 proposes the following building setback lines: 25 feet on the north (SW 30th) 5 feet to the east, 20 feet to the south (SW 31st St) to align with setbacks along each street, and 5 feet to the west (May Ave). The maximum building height proposed by the SPUD is 2 stories and 35 feet. Properties adjacent east are single-family homes zoned R-2. Across the street to the north is a 7-Eleven gas station zoned PUD-781. Across South May Avenue to the west is a restaurant zoned SPUD-708.*

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. *This site is located along the west side of South May Avenue, a Major Arterial Street, with additional frontage along SW 30th Street and SW 31st Street, which are both Neighborhood Streets. No new compatibility issues related to traffic were identified on the site.*

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. *If developed as commercial, no less than a 6-foot and no greater than an 8-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Landscaping shall meet city code. The SPUD has been modified to remove several C-3 uses including auto repair, large gas sales, and fast food with drive-thru restaurants.*

3) Service Efficiency:

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

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of 100-year floodplain associated with Twin Creek covering 100%*

of the subject site. The conceptual plan for the development illustrates two buildings and associated off-street parking. The development is required to comply with all City, State, and Federal requirements within the floodplain.

- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: *This site is located along the west side of South May Avenue, a Major Arterial Street, with additional frontage along SW 30th Street and SW 31st Street, which are both Neighborhood Streets. The nearest transit (bus) service is located north of the site, along SW 29th Street.*

6) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- 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 east side of South May Avenue, a Major Arterial Street, with additional frontage along SW 30th Street and SW 31st Street, which are both Neighborhood Streets, within the Urban Low LUTA and Urban Commercial Layer. The site is currently vacant and zoned R-2. Properties to the east and south are single-family homes zoned R-2. Across the street to the north is a 7-Eleven gas station zoned PUD. Across South May Avenue to the west is a restaurant zoned SPUD-708. Woodson park is located west of May Ave.

The SPUD proposes a base zoning district of either C-3 for commercial development or R-2 for residential development. If developed as residential, up to a quadplex would be allowed. Conceptual plans show buildings along both side streets, with parking in between and accessed from S May Ave. The SPUD maintains the existing setbacks along residential streets, and has reduced the uses allowed. Uses such as drive-thru

restaurants, large gas stations, and auto repair are not allowed. Sidewalks along the neighborhood streets are shown on the conceptual plan, but the MDS should state they are required.

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. Sidewalks shall also be constructed along SW 30th Street and SW 31st Street, subject to Public Works policies and procedures.

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.

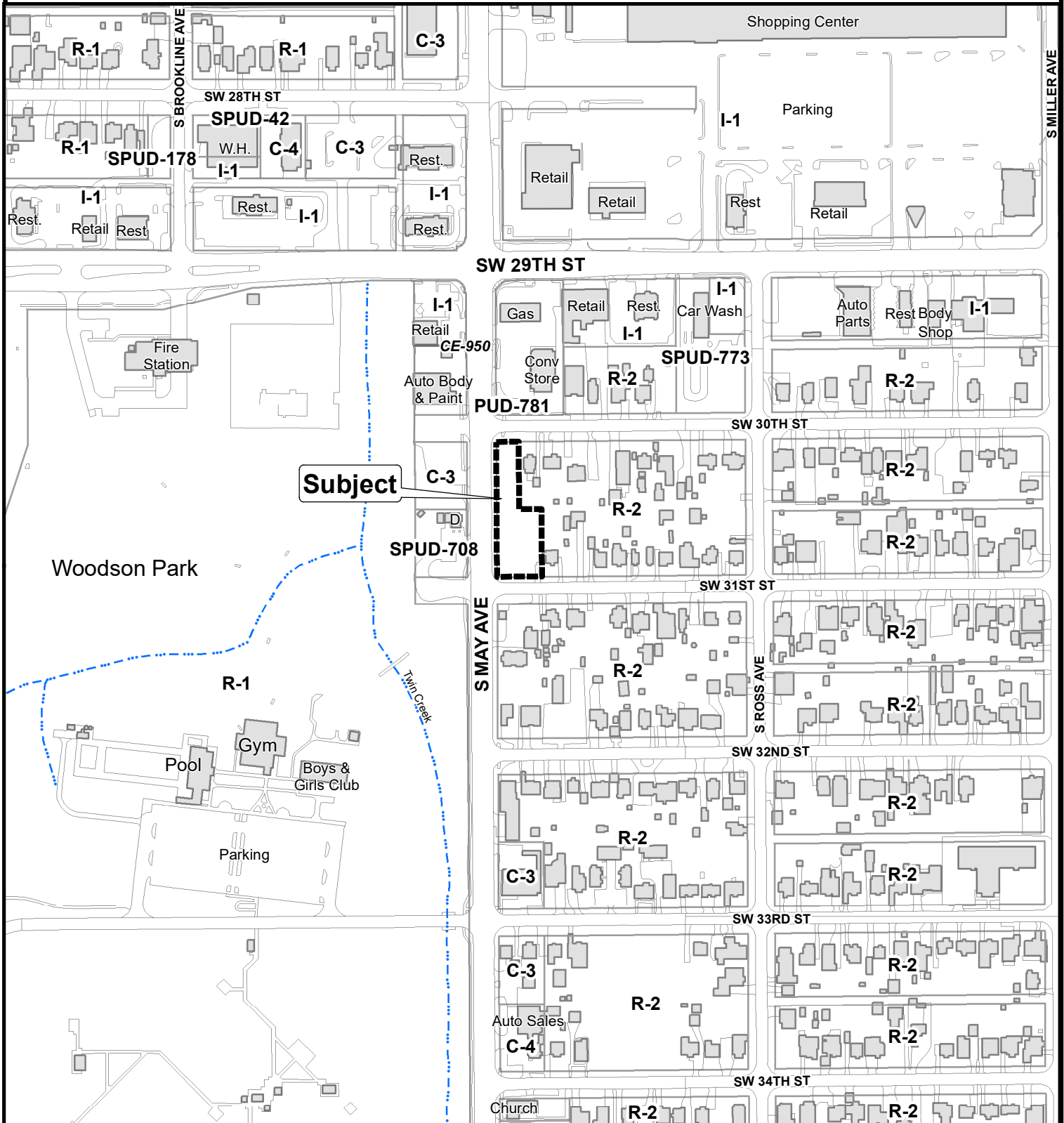
taj

Case No: SPUD-1855

Applicant: DACERAY, LLC

Existing Zoning: R-2

Location: 2837 SW 31st St.

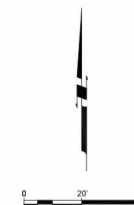


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet



**SPUD-1855
SW 30th St and
S May Ave**

Exhibit B
Conceptual Site Plan
20 Parking Spaces

+/-0.5166 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
918.235.8875 FAX 918.235.8878

ENGINEERS SURVEYORS PLANNERS

6/11/26

Conceptual site plan showing feasible option
permitted under proposed rezoning

Case No: SPUD-1855

Applicant: DACERAY, LLC

Existing Zoning: R-2

Location: 2837 SW 31st St.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet