

NOTICE OF SPECIAL MEETING  
OF THE CITY ZONING AND PLANNING COMMISSION

TUESDAY JULY 14, 2026  
4:00 PM

MIAMI CIVIC CENTER  
129 5<sup>th</sup> Avenue Northwest, Miami, Oklahoma

Chairperson Ingram does hereby call a Special Meeting of the City Zoning and Planning Commission for Tuesday, July 14, 2026 at 4:00 PM at the Miami Civic Center located at 129 5<sup>th</sup> Ave NW, Miami, Oklahoma.

Melissa Moore  
Melissa Moore, City Clerk

4:15 AM/PM, JULY 09, 2026



**NOTICE OF SPECIAL MEETING AND AGENDA  
THE CITY ZONING AND PLANNING COMMISSION  
MIAMI, OKLAHOMA  
TUESDAY, JULY 14, 2026  
4:00 PM  
AT MIAMI CIVIC CENTER  
129 5<sup>th</sup> Avenue Northwest, Miami, Oklahoma**

Filed in the Office of the City Clerk and displayed in the main lobby of the Miami Civic Center and by posting on [www.miamiok.gov](http://www.miamiok.gov) starting at 4:15 AM/PM on July 09, 2026, pursuant to 25 O.S. § 311(9) (a) and (b).

*Melissa Moore*

Melissa Moore, City Clerk

**THE COMMISSION MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, POSTPONEMENT AND/OR MAKE RECOMMENDATION TO THE CITY COUNCIL ON ANY ITEM LISTED IN THIS AGENDA:**

1. Call to Order Chairperson Ingram
2. Approve Minutes: April 30, 2026 (Special Meeting) Planning Commission
3. Public Hearing Concerning the Rezoning of the Below Properties to RM-1 Residential Multifamily Chairperson Ingram  
  
Property Address: 1834 A NE  
  
Legal Address: Lots 5, 6, & 7, Block 2, Castle Park Addition to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.
4. Discuss, Consider, and Vote on the Rezoning of the Below Properties to RM-1 Residential Multifamily Planning Commission  
  
Property Address: 1834 A NE  
  
Legal Address: Lots 5, 6, & 7, Block 2, Castle Park Addition to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.
5. Public Hearing Concerning the Approval of a Commercial Business Within the Commercial Park, Currently Zoned as Planned Unit Development (PUD) Chairman Ingram

- 
- |  |                            |
|--|----------------------------|
| <b>6. Discuss, Consider, and Vote on the Approval of a Commercial Business Within the Commercial Park, Currently Zoned as Planned Unit Development (PUD)</b> | <b>Planning Commission</b> |
| <b>7. Adjournment City Zoning and Planning Commission</b>  | <b>Chairperson Ingram</b>  |

THE CITY ZONING AND PLANNING COMMISSION IS COMMITTED TO MAKING THIS MEETING ACCESSIBLE TO ALL CITIZENS AND IF SPECIAL ASSISTANCE OR ACCOMMODATIONS ARE REQUIRED, PLEASE SUBMIT YOUR REQUEST TO THE CITY MANAGER'S OFFICE. WE ALSO ASK THOSE IN ATTENDANCE TURN OFF OR PLACE ON SILENT ALL ELECTRONIC DEVICES.



City of Miami

Application to Rezone Property within City Limits

Date: May 15, 2026

Section I. Request

Applicant or Applicant's Representative Supplies the Following Items Listed Below:

- 1. Application fee of \$40.00 made payable to the City of Miami.
2. Public Notice
3. Petition
4. Affidavit of Posting
5. Abstract Office - List of homeowners within 300' radius.
6. Map
7. Letters mailed to the list of homeowners within the 300' radius. Affidavit of Mailing will be completed by applicant.

Section II. General Information - To be completed by applicant.

A. Property Owner: Par H Investments LLC an Oklahoma limited liability company Address: 6578 Hwy 28 West Adair, OK 74330
B. Point of Contact: Zac Hollingsworth Chuck Chesnut, Attorney
C. Phone #: 918-527-9195 Alternate #: 918-542-1845


Section III. Rezoning Information - To be completed by applicant or applicant's representative.

A. Property's Legal Description: Lots 5, 6, and 7. Block 2 in CASTLE PARK ADDITION to the City of Miami, Ottawa County, Oklahoma
Street Address: 1834 "A" NE Miami, Oklahoma 74354

B. Property Currently Zoned as: RS-5 Single Family Residential

C. Type of Zoning Requested: RM-1 Residential Multi-Family

D. Proposed Use: Convert a former church building into  
multi-family apartments

Signature of Applicant:   
Name (Please Print): Zachary Hollingsworth  
Date: June 23, 2026

**Section III. City Review - Official use only.**

A. Community Development Director Date: 6-24-26

B. The application is hereby: Approved  To move forward with process  
Denied

**Note: If the application is denied, a detailed report must be attached.**

  
Travis D. Jones  
Community Development Director/Plat Officer

# RECEIPT

No.

DATE 5-15-2026

FROM Charles W. Chesnut

\$ 40.00

Forty dollars & 00/100

DOLLARS

FOR Application for Rezoning - 1834 A NE

Amount of Account	
Amount of Paid	<u>40.00</u>
Balance Due	<u>          </u>

- CASH
- CHECK # 11939
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY Christy Haddlee

**CHARLES W. CHESNUT**  
**ATTORNEY AT LAW**  
TRUST ACCOUNT  
34 1ST AVENUE NE  
MIAMI, OK 74364

SECURITY BANK & TRUST CO  
MIAMI, OK 74354  
86-1090/1031

11939

DATE	NUMBER	AMOUNT
May 15, 2026	11939	\$40.00

PAY Forty & 00/100 -----Dollars

TO THE  
ORDER OF City of Miami, Oklahoma

Application for Rezoning  
Par H Investments LLC (1834 A N.E.)

Charles W. Chesnut  
AUTHORIZED SIGNATURE



**BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF  
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE  
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF )  
PAR H INVESTMENTS LLC )  
FOR THE REZONING OF CERTAIN PROPERTY )  
WITHIN THE PLANNING AREA FOR THE )  
CITY OF MIAMI AS RM-1. )**

**PETITION**

Comes now the petitioner above named and alleges and states as follows:

1. Petitioner is the owner of the following described real estate:

Lots 5, 6, and 7, Block 2 in CASTLE PARK ADDITION to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street address of the property to be rezoned is 1834 "A" N.E. Miami, Oklahoma. The approximate location of the property in the City of Miami, Oklahoma, is reflected on "Exhibit A" attached hereto.

2. Such real estate is presently zoned as RS-5. There is a vacant church on the property. The petitioner plans to build 8 apartment units in the existing building, so the zoning classification needs to be changed from RS-5 to RM-1. The petitioner requests that the present zoning classification be changed to a zoning classification of RM-1. The highest, best, and most reasonable utilization of such property is RM-1.

3. The petitioner desires that these changes be incorporated into the Master Plan of the City of Miami thereby amending Chapter 1, Section 4, of the Code of Ordinances to the City of Miami.


WHEREFORE, petitioner asks the City Zoning and Planning Commission and the Mayor and the City Council of the City of Miami, Oklahoma, to change the zoning classification of the above described property from RS-5 to RM-1.

PAR H INVESTMENTS LLC, AN OKLAHOMA  
LIMITED LIABILITY COMPANY,  
PETITIONER

By:   
Zachary Hollingsworth, Member/Manager

STATE OF OKLAHOMA    )  
  ) SS.  
COUNTY OF OTTAWA    )

Zachary Hollingsworth, being first duly sworn upon oath, states: He is a Member/Manager of Par H Investments LLC, an Oklahoma limited liability company, the petitioner named above. He has read the foregoing Petition, knows the contents thereof, and the facts therein set forth are true and correct to the best of his knowledge, information, and belief.

  
Zachary Hollingsworth, Member/Manager  
Par H Investments LLC,  
an Oklahoma Limited Liability Company

Subscribed and sworn to before me this 15th day of May, 2026.



  
Kathryn Spear  
Notary Public

My commission #00016615 expires:

October 31, 2028



BEFORE THE CITY ZONNING AND PLANNING COMMISSION FOR THE CITY OF  
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE CITY  
COUNCIL OF MIAMI, OTTAWA COUNTY, OKLAHOMA

IN THE MATTER OF THE APPLICATION OF )  
PAR H INVESTMENTS LLC FOR THE )  
REZONING OF CERTAIN PROPERTY )  
WITHIN THE PLANNING AREA FOR THE )  
CITY OF MIAMI AS RM-1. )

AFFIDAVIT OF MAILING


STATE OF OKLAHOMA )

COUNTY OF OTTAWA ) SS

I, Travis Jones, hereby certify that I placed in the United States mail, with postage

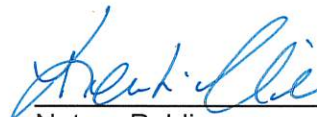
prepaid thereon, a copy of the Notice attached hereto and legal entities with the  
addresses

thereon designated per the list attached on this 22<sup>nd</sup> day of June, 2026.



Travis D. Jones  
Community Development Director  
City of Miami, OK

Subscribed and sworn to before me this 22 day of June, 2026.



Notary Public  
Commission No.: 23004085

My Commission expires:

March 23, 2027



**BEFORE THE CITY ZONING AND PLANNING COMMISSION  
FOR THE CITY OF MIAMI, OTTAWA COUNTY, STATE OF OKLAHOMA, AND  
THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA  
COUNTY, STATE OF OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF )  
PAR H INVESTMENTS LLC FOR THE REZONING OF )  
CERTAIN PROPERTY WITHIN THE PLANNING )  
AREA FOR THE CITY OF MIAMI AS RM-1 )  
RESIDENTIAL MULTI-FAMILY )**

**PUBLIC NOTICE**

Notice is hereby given that the above named applicant has filed an application with the City Zoning and Planning Commission for the City of Miami, Ottawa County, Oklahoma, and the City Council of the City of Miami, Ottawa County, Oklahoma, a Petition for an Ordinance changing zoning from **RS-5 SINGLE FAMILY RESIDENTIAL** to **RM-1 RESIDENTIAL MULTI-FAMILY**, the property is described as follows:

Lots 5, 6, and 7, Block 2 in CASTLE PARK ADDITION to the City of Miami,  
Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street address of the property to be rezoned is 1834 "A" N.E., Miami, Oklahoma.

Notice is further given that the City Zoning and Planning Commission will hold a hearing on this Petition on **July 14, 2026 at 4:00 p.m.** at the Council Room at the Miami Civic Center, Miami, Oklahoma, for purposes of considering the Petition and making its recommendations to the City Council of the City of Miami, Oklahoma. All persons interested may appear and be heard in regards to the Petition for change of zoning.

Notice is further given that the recommendations of the City Zoning and Planning Commission at its hearing will be considered by the Mayor and the City Council of the City of Miami, Oklahoma on **July 21, 2026 at 5:30 p.m.**, at the Council Room at the Miami Civic Center,

Miami, Oklahoma, at which time and place all persons interested may appear and be heard in regards to the Petition.

Dated this 22th day of June, 2026.

CITY ZONING AND PLANNING COMMISSION  
CITY OF MIAMI  
OTTAWA COUNTY  
OKLAHOMA

By: Melissa Moore  
Melissa Moore, City Clerk  
City of Miami, Oklahoma

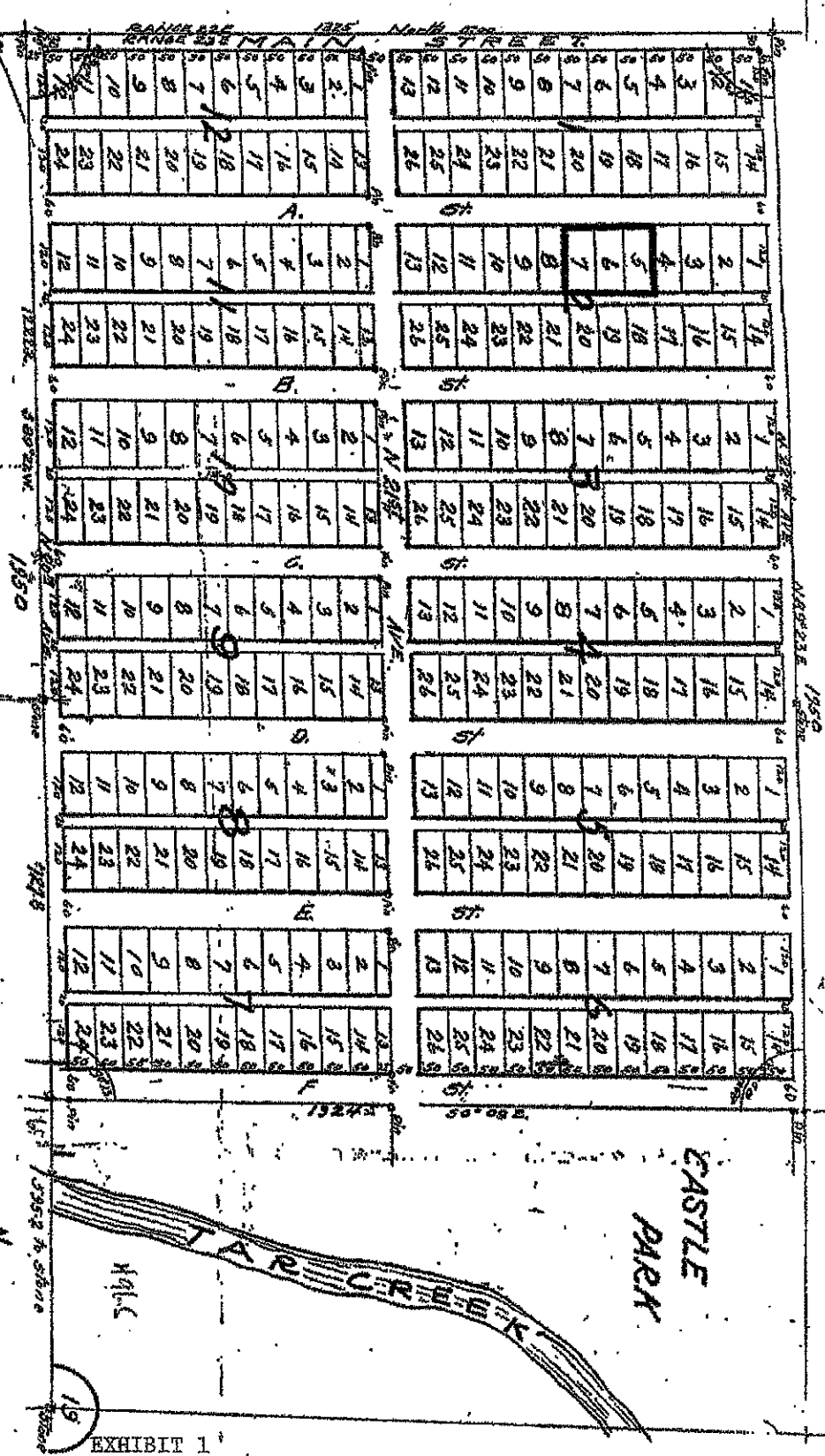


EXHIBIT A

STATE OF OKLA  
 COUNTY OF OKLAHOMA  
 Filed for 19/10/1918  
 Resubd.

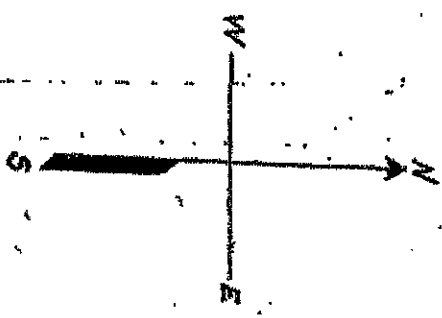
# CASTLE PARK ADDITION

## MIAMI OKLAHOMA

-DESCRIPTION-

Beginning of the SW corner of Lot number 1112 (21) thence north  
 1325 feet, thence north 89°22'W 1580 feet, thence south 0°00'W 1325  
 feet, thence south 89°22'W 1580 feet to place of beginning, all  
 in Section 19, Twp. 28 N. R. 23 E. of Indian Meridian.

Scale: 200' = 1"  
 W. Speer, Surveyor  
 Sept. 29, 1917.



341

**BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF  
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE  
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF )  
PAR H INVESTMENTS LLC )  
FOR THE REZONING OF CERTAIN PROPERTY )  
WITHIN THE PLANNING AREA FOR THE )  
CITY OF MIAMI AS RM-1. )**

**AFFIDAVIT OF POSTING**

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF OTTAWA )

I, Zachary Hollingsworth, Member/Manager of Par H Investments LLC, the applicant herein, hereby certify that on the 23rd day of June, 2026, I posted a copy of the Notice attached hereto and incorporated herein by reference as "Exhibit 1", on the following described real estate:

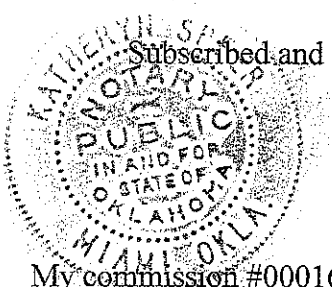
Lots 5, 6, and 7, Block 2 in CASTLE PARK ADDITION to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street address of the property to be rezoned is 1834 "A" N.E., Miami, Oklahoma.

PAR H INVESTMENTS LLC,  
PETITIONER

By:   
Zachary Hollingsworth, Member/Manager

Subscribed and sworn to before me this 23rd day of June, 2026.



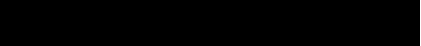
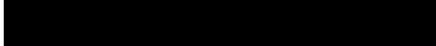
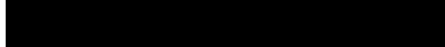

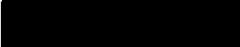
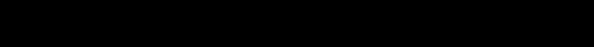








*Kathryn Spore*  
\_\_\_\_\_  
Notary Public

My commission #00016615 expires:

October 31, 2028



- |     |   |   |
|-----|---|---|
| 12. | <br>1811 B NE<br>Miami, OK 74354                     | Lots 15 and 24, Block 2<br>Castle Park Addition                   |
| 13. | <br>1841 B NE<br>Miami, OK 74354                     | Lot 16, Block 2<br>Castle Park Addition                           |
| 14. | <br>210 A SE<br>Miami, OK 74354                      | Lot 17, Block 2<br>Castle Park Addition                           |
| 15. | <br>1622 B NE<br>Miami, OK 74354                     | Lots 21 and 22, Block 2<br>Castle Park Addition                   |
| 16. | <br>1811 B NE<br>Miami, OK 74354                     | Lot 23, Block 2<br>Castle Park Addition                           |
| 17. | <br>1807 B NE<br>Miami, OK 74354                     | Lot 25, Block 2<br>Castle Park Addition                           |
| 18. | <br>1801 B NE<br>Miami, OK 74354                   | Lot 26, Block 2<br>Castle Park Addition                           |
| 19. | Brett A. and Becky R. Baird<br>P.O. Box 1302<br>Miami, OK 74355   | Lot 1 and N/2 Lot 2, Block 3<br>Castle Park Addition              |
| 20. | <br>1840 B NE<br>Miami, OK 74354                   | S/2 Lot 2, all Lots 3, 4, 5 and 6<br>Block 3 Castle Park Addition |
| 21. | <br>1821 D NW<br>Miami, OK 74354                   | Lot 7 Block 3<br>Castle Park Addition                             |
| 22. | <br>7333 E. Marshall Street<br>Tulsa, OK 74115     | Lot 8, Block 3<br>Castle Park Addition                            |
| 23. | <br>1402 Park Heights<br>Miami, OK 74354           | Lot 9, Block 3<br>Castle Park Addition                            |
| 24. | <br>1812 B NE<br>Miami, OK 74354                   | Lot 11, Block 3<br>Castle Park Addition                           |
| 25. | <br>205 18 <sup>th</sup> Ave NE<br>Miami, OK 74354 | Lots 12 and 13, Block 3<br>Castle Park Addition                   |
| 26. | <br>220 19 <sup>th</sup> NE<br>Miami, OK 74354     | Lot 14 and N 45' Lot 15 Block 3<br>Castle Park Addition           |

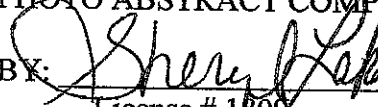
- |     |   |  |
|-----|---|--|
| 27. | <div style="background-color: black; width: 150px; height: 15px; margin-bottom: 5px;"></div> 812 10 <sup>th</sup> Street<br>Monnett, MO 65708 | S 5' Lot 15, all Lot 16 Block 3<br>Castle Park Addition            |
| 28. | <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> 1837 C NE<br>Miami, OK 74354                     | Lots 16 and 18 Block 3<br>Castle Park Addition                     |
| 29. | Lyons Properties<br>98505 S. 619 Road<br>Miami, OK 74354  | Lots 19, 20, and N/2 Lot 21, Block 3<br>Castle Park Addition       |
| 30. | <div style="background-color: black; width: 200px; height: 15px; margin-bottom: 5px;"></div> 1821 C NE<br>Miami, OK 74354                     | Lots 10, S/2 Lot 21 and all Lot 22<br>Block 3 Castle Park Addition |
| 31. | <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> 2128 Denver Harner<br>Miami, OK 74354            | Lot 23, Block 3<br>Block 3 Castle Park Addition                    |
| 32. | Washington Public School<br>1930 B NE<br>Miami, OK 74354  | Block 6<br>Washington Addition                                     |
| 33. | <div style="background-color: black; width: 200px; height: 15px; margin-bottom: 5px;"></div> 1902 A NE<br>Miami, OK 74354                     | Lot 9, Block 7<br>Washington Addition                              |
| 34. | <div style="background-color: black; width: 300px; height: 15px; margin-bottom: 5px;"></div> 1903 A NE<br>Miami, OK 74354                     | Lot 18, Block 8<br>Washington Addition                             |

Due care and diligence have been exercised in preparing this certificate; however, liability as to the correctness or completeness of the information shown above is limited to a maximum of \$100.00 and acceptance of this certificate by the company or person for whom it is made constitutes agreement and confirmation of the limitation of liability.

Dated this 4<sup>th</sup> day of May, 2026.

PHOTO ABSTRACT COMPANY

BY:

  
 License # 1809

BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF MIAMI, OTTAWA COUNTY, STATE OF OKLAHOMA, AND THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, STATE OF OKLAHOMA

IN THE MATTER OF THE APPLICATION OF PAR H INVESTMENTS LLC FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE PLANNING AREA FOR THE CITY OF MIAMI AS RM-1 RESIDENTIAL MULTI-FAMILY

PUBLIC NOTICE

Notice is hereby given that the above named applicant has filed an application with the City Zoning and Planning Commission for the City of Miami, Ottawa County, Oklahoma, and the City Council of the City of Miami, Ottawa County, Oklahoma, a Petition for an Ordinance changing zoning from RS-5 SINGLE FAMILY RESIDENTIAL to RM-1 RESIDENTIAL MULTI-FAMILY, the property is described as follows:

Lots 5, 6, and 7, Block 2 in CASTLE PARK ADDITION to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street address of the property to be rezoned is 1834 "A" N.E., Miami, Oklahoma.

Notice is further given that the City Zoning and Planning Commission will hold a hearing on this Petition on July 14, 2026 at 4:00 p.m. at the Council Room at the Miami Civic Center, Miami, Oklahoma, for purposes of considering the Petition and making its recommendations to the City Council of the City of Miami, Oklahoma. All persons interested may appear and be heard in regards to the Petition for change of zoning.

Notice is further given that the recommendations of the City Zoning and Planning Commission at its hearing will be considered by the Mayor and the City Council of the

City of Miami, Oklahoma on July 21, 2026 at 5:30 p.m., at the Council Room at the Miami Civic Center, Miami, Oklahoma, at which time and place all persons interested may appear and be heard in regards to the Petition.

Dated this 22th day of June, 2026.

CITY ZONING AND PLANNING COMMISSION CITY OF MIAMI OTTAWA COUNTY OKLAHOMA

By: Melissa Moore City Clerk City of Miami, Oklahoma

(Published in the Miami News Record June 26, 2026) LPXLP

AFFIDAVIT OF PUBLICATION

County of Ottawa, State of Oklahoma

Miami News Record

P.O. Box 940 Miami OK, 74355 580-772-3301

I, Phillip Reid, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of MIAMI NEWS RECORD, a Newspaper publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Miami, for the County of Ottawa, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATION DATES:

June 26, 2026

Signature of Phillip R. Reid

Signature above, Phillip R. Reid, Publisher

Signed and sworn to before me on this 26 day of June, 2026.

Signature of Gayle Clark, Notary Public

My Commission expires: December 23, 2026. Commission # 14011360

(SEAL)

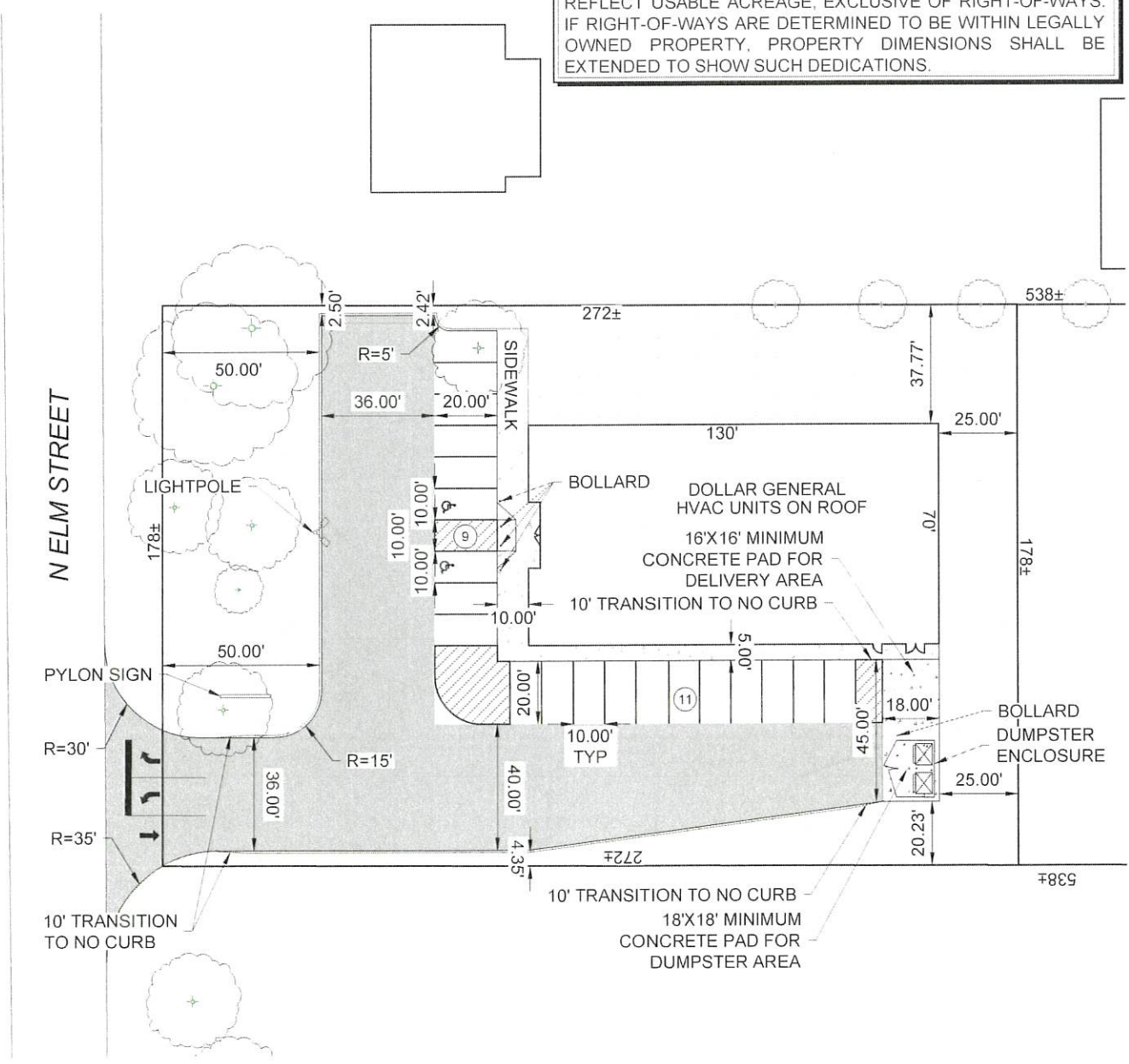






PUBLICATION FEE: \$88.82

Calculation measurement: 251 words, 26 tabular lines, one insertion

<b>PRELIMINARY SITE PLAN</b>		Miami OK (Denver Harner Dr. @ N Elm St)			
PROTOTYPE:	B	DEVELOPER	DESIGNER	DATE:	
BLDG/SALES SF:	9,026 SF/7,220 SF	COMPANY:	Rape Companies	COMPANY:	AAB Engineering, LLC
ACREAGE:	1.11	NAME:	Alex Maguire	NAME:	Alan Betchan
PARKING SPACES:	20	PHONE #:	918-749-1880	PHONE #:	918-314-1283

**EASEMENT AND DIMENSIONS**  
 ALL PROPERTY DIMENSIONS ARE APPROXIMATE AND ARE TO BE VERIFIED AT TIME OF SURVEY. AREA/DIMENSIONS SHOWN REFLECT USABLE ACREAGE, EXCLUSIVE OF RIGHT-OF-WAYS. IF RIGHT-OF-WAYS ARE DETERMINED TO BE WITHIN LEGALLY OWNED PROPERTY, PROPERTY DIMENSIONS SHALL BE EXTENDED TO SHOW SUCH DEDICATIONS.



-  LANDSCAPE AREA
-  CONCRETE PAVEMENT
-  STANDARD DUTY CONCRETE PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT



SCALE: 1"=50'



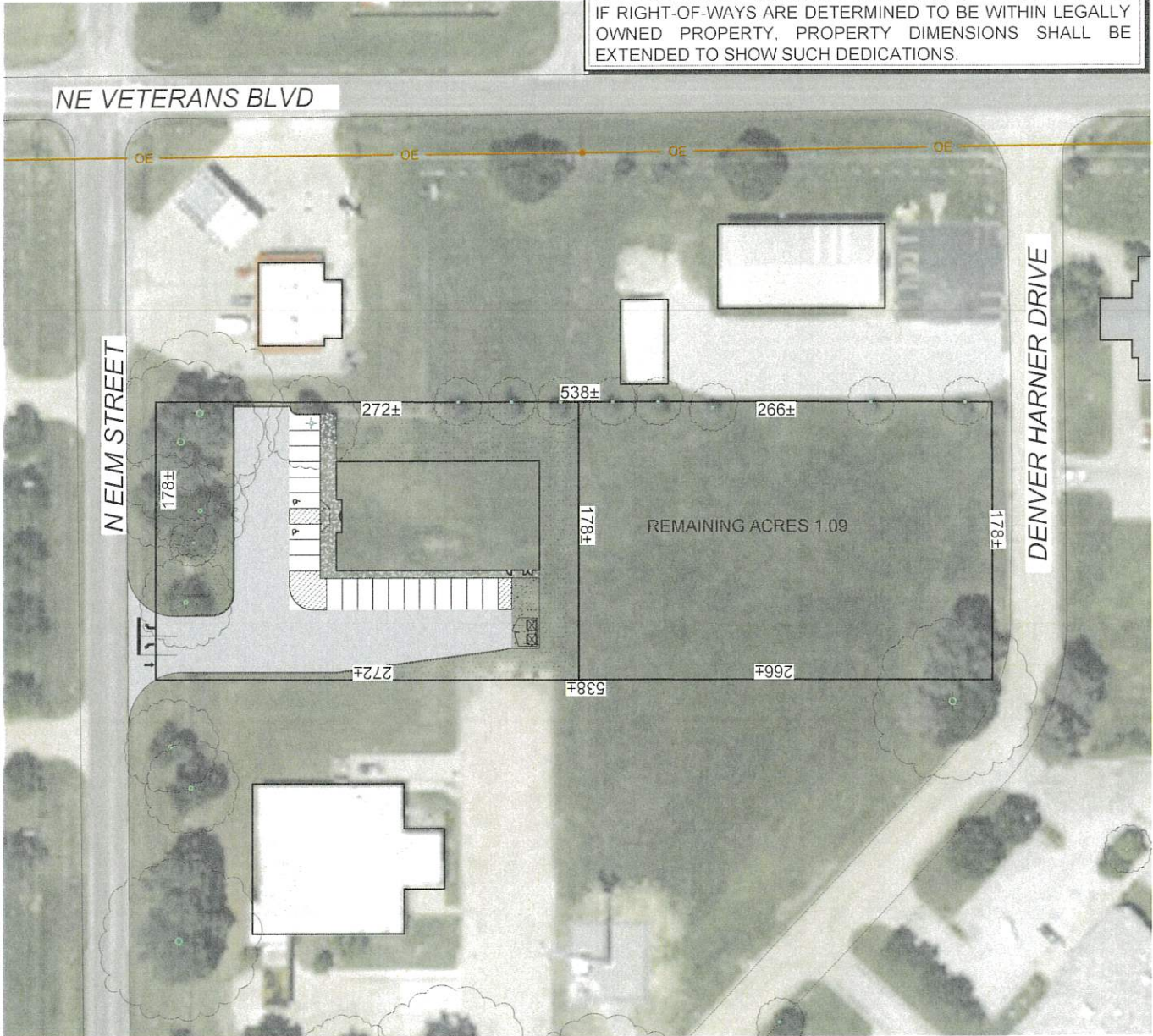
PLOT DATE: Tue, 05 May 2026 FILE: P:\2823120-DG MIAMI, OK\CONCEPTS\DG MIAMI, OK-CONCEPT 07

**PRELIMINARY SITE PLAN**

Miami OK (Denver Harner Dr. @ N Elm St)

PROTOTYPE:	B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,026 SF/7,220 SF	COMPANY: <i>Rupe Companies</i>	COMPANY: <i>AAB Engineering, LLC</i>	5/05/2026
ACREAGE:	1.11	NAME: <i>Alex Maguire</i>	NAME: <i>Alan Betchan</i>	
PARKING SPACES:	20	PHONE #: <i>918-749-1880</i>	PHONE #: <i>918-514-4283</i>	





**EASEMENT AND DIMENSIONS**  
 ALL PROPERTY DIMENSIONS ARE APPROXIMATE AND ARE TO BE VERIFIED AT TIME OF SURVEY. AREA/DIMENSIONS SHOWN REFLECT USABLE ACREAGE, EXCLUSIVE OF RIGHT-OF-WAYS. IF RIGHT-OF-WAYS ARE DETERMINED TO BE WITHIN LEGALLY OWNED PROPERTY, PROPERTY DIMENSIONS SHALL BE EXTENDED TO SHOW SUCH DEDICATIONS.



PLOT DATE: Tue, 05 May 2026 FILE: P:\2823\30-DG MIAMI\_OK\CONCEPTS\IDG MIAMI\_OK-CONCEPT 07



SCALE: 1"=100'

-  LANDSCAPE AREA
-  CONCRETE PAVEMENT
-  STANDARD DUTY CONCRETE PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT



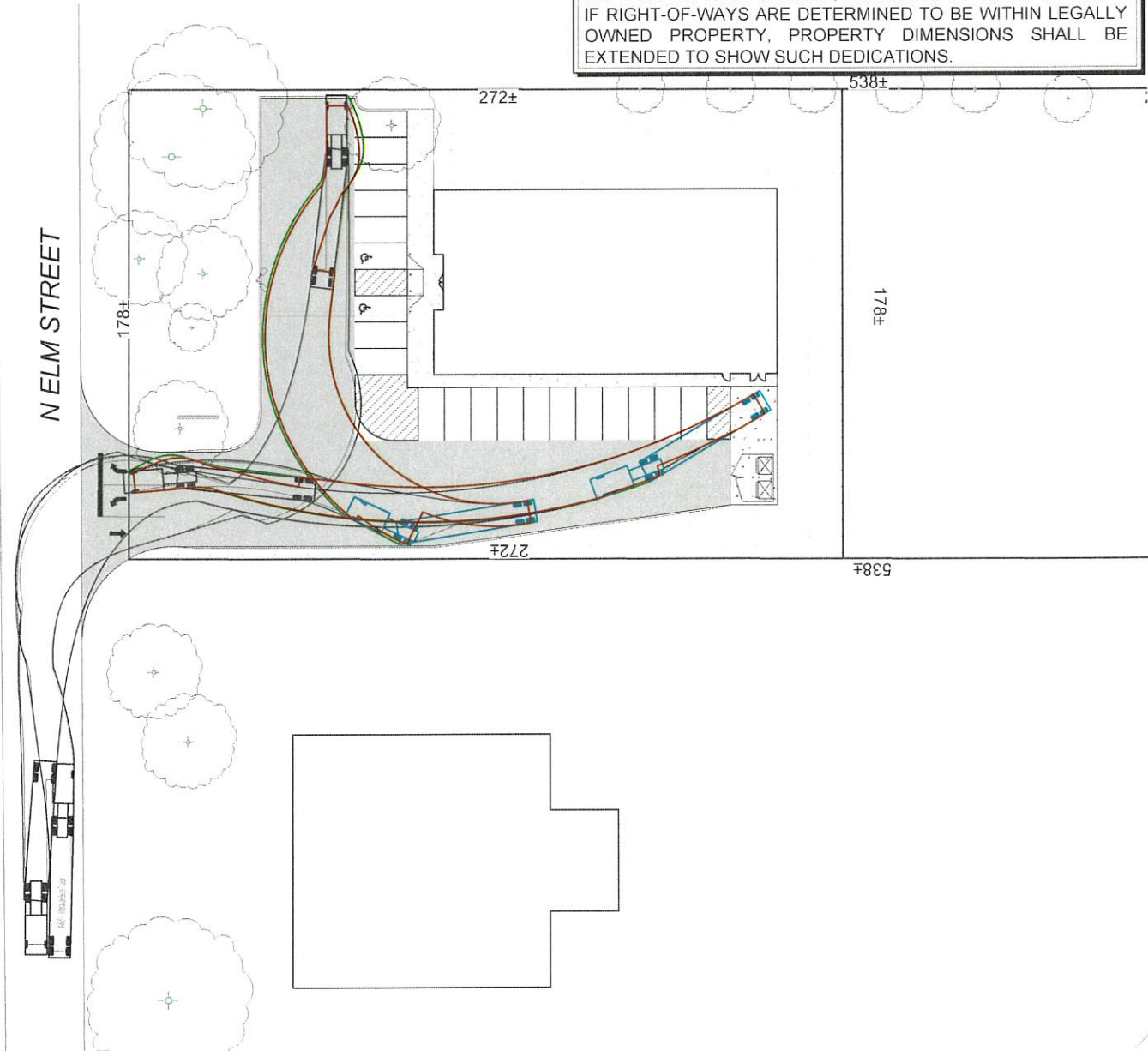
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

**PRELIMINARY SITE PLAN**

Miami OK (Denver Harner Dr. @ N Elm St)

PROTOTYPE:	B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,026 SF/7,220 SF	COMPANY: <i>Rupe Companies</i>	COMPANY: <i>AAB Engineering, LLC</i>	5/05/2026
ACREAGE:	1.11	NAME: <i>Alex Maguire</i>	NAME: <i>Alan Betchan</i>	
PARKING SPACES:	20	PHONE #: <i>918-749-1880</i>	PHONE #: <i>918-514-4283</i>	

**EASEMENT AND DIMENSIONS**  
 ALL PROPERTY DIMENSIONS ARE APPROXIMATE AND ARE TO BE VERIFIED AT TIME OF SURVEY. AREA/DIMENSIONS SHOWN REFLECT USABLE ACREAGE, EXCLUSIVE OF RIGHT-OF-WAYS. IF RIGHT-OF-WAYS ARE DETERMINED TO BE WITHIN LEGALLY OWNED PROPERTY, PROPERTY DIMENSIONS SHALL BE EXTENDED TO SHOW SUCH DEDICATIONS.



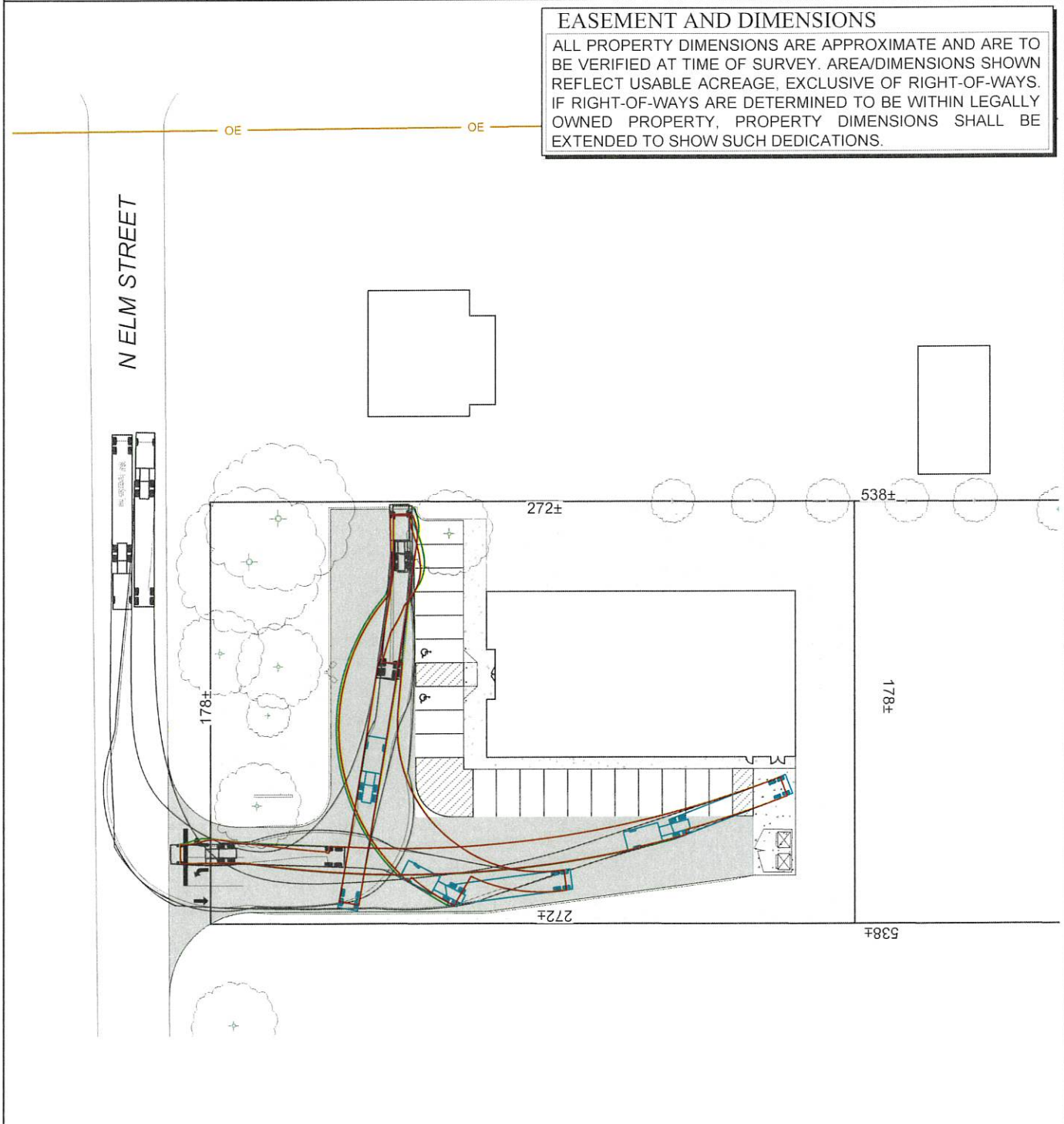
-  LANDSCAPE AREA
-  CONCRETE PAVEMENT
-  STANDARD DUTY CONCRETE PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT







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<b>PRELIMINARY SITE PLAN</b>		Miami OK (Denver Harner Dr. @ N Elm St)	
PROTOTYPE:	B	DEVELOPER	DESIGNER
BLDG/SALES SF:	9,026 SF/7,220 SF	COMPANY: <i>Rupe Companies</i>	COMPANY: <i>AAB Engineering, LLC</i>
ACREAGE:	1.11	NAME: <i>Alex Maguire</i>	NAME: <i>Alan Betchan</i>
PARKING SPACES:	20	PHONE #: <i>918-749-1880</i>	PHONE #: <i>918-514-1283</i>

**EASEMENT AND DIMENSIONS**  
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-  LANDSCAPE AREA
-  CONCRETE PAVEMENT
-  STANDARD DUTY CONCRETE PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT



PLOT DATE: Tue, 05 May 2026 FILE: P:\2823\20-DG MIAMI, OK\CONCEPTS\IDG MIAMI, OK-CONCEPT 07

