



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

N. Gatewood Ave. & NW 21st St.

Project Name

2207 N. Gatewood Ave.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1717
Case No.: SPUD -	
File Date:	1-30-25
Ward No.:	W6
Nbhd. Assoc.:	Gatewood UCD
School District:	OKC
Extg Zoning:	R-1
Overlay:	UC

.32 acres MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box
Signature of Applicant

Box Law Group PLLC on behalf of the Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;

Erika@boxlawgroup.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



JOINT TENANCY
WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 2459954
Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, Wilfredo So and Aileen So, husband and wife, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Sam Lane Gresham and Lynette A Adams, husband and wife as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Thirteen (13) and Fourteen (14), in Block "B", of GATEWOOD ADDITION, Blocks A & B to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 062229060

Grantee's Mailing Address: 2207 N Gatewood Avenue, Oklahoma City, OK 73106

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

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

Signed and delivered this 8th day of November, 2024

Wilfredo So
Wilfredo So

Aileen So
Aileen So

2459954
INDIVIDUAL ACKNOWLEDGMENT

State of California
County of _____

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of November, 2024, personally appeared, Wilfredo So and Aileen So, husband and wife, to me well known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said persons for the uses and purposes therein set forth.

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

Notary Public: _____
Commission Expires: _____

RETURN TO:
Stewart Title of Oklahoma, Inc.
5651 N Classen Blvd, Suite 100
Oklahoma City, OK 73118

Doc Stamps: \$480.00

See Attached
ACK

OAG 2024-1-INDIVIDUAL

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

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirement of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

OAG 2024-1-INDIVIDUAL

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

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.

4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").

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6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

7. I acquired title to the Property in compliance with the requirement of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

Exhibit A
LEGAL DESCRIPTION

Lots Thirteen (13) and Fourteen (14), in Block "B", of GATEWOOD ADDITION, Blocks A & B to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

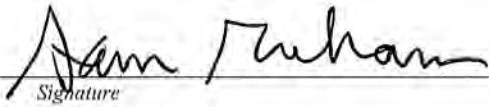
LETTER OF AUTHORIZATION

I, SAM GRESHAM or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC
Designated Representatives

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

By: 
Signature

Title: OWNER
Manager / Proprietor

Date: 01/22/25
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R062229060** 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 27th day of Jan, 2025.

Given under my hand and official seal this
27th day of Jan, 2025.

County Assessor

Kstrayer Deputy

**Oklahoma County Assessor's
300ft Radius Report
1/27/2025**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R062465400	LEIS KAREN D	No Data	No Data	2025 CAREY PL	OKLAHOMA CITY	OK	73106-1621	CAREY PLACE ADDITION	00C	0	CAREY PLACE ADDITION 00C 000 S87FT OF LOT 18	2025 CAREY PL OKLAHOMA CITY
R062224160	KILE CHRISTOPHER J	No Data	No Data	2106 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1630	GATEWOOD ADDITION	10	2	GATEWOOD ADDITION 010 002 N55FT	2106 N INDIANA AVE OKLAHOMA CITY
R062460900	BATTIATO BILLIE J TRS	BATTIATO BILLIE J REV LIV TRUST	No Data	2108 CAREY PL	OKLAHOMA CITY	OK	73106-1624	CAREY PLACE ADDITION	00C	3	CAREY PLACE ADDITION 00C 003	2108 CAREY PL OKLAHOMA CITY
R062229060	GRESHAM SAM LANE	ADAMS LYNETTE A	No Data	2207 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-1625	GATEWOOD ADDITION	00B	0	GATEWOOD ADDITION 00B 000 LOTS 13 & 14	2207 N GATEWOOD AVE OKLAHOMA CITY
R062221940	ANGLIN COLE	No Data	No Data	2218 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1631	GATEWOOD ADDITION	5	13	GATEWOOD ADDITION 005 013	2218 N INDIANA AVE OKLAHOMA CITY
R062229040	AELMORE RALPH E	No Data	No Data	2217 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-1625	GATEWOOD ADDITION	00B	12	GATEWOOD ADDITION 00B 012	2217 N GATEWOOD AVE OKLAHOMA CITY
R062460300	SHERINIAN ZOE CAREY	No Data	No Data	2124 CAREY PL	OKLAHOMA CITY	OK	73106-1624	CAREY PLACE ADDITION	00C	1	CAREY PLACE ADDITION 00C 001 ALSO DESCRIBED AS PT NW4 SEC 29 12N 3W BEG AT NW/C BLK 11 GATEWOOD ADDN TH SWLY80.04FT SELY88.50FT NELY80FT NWLY91FT TO BEG BEING LOT 1 BLK C IN CAREY PLACE UNREC	2124 CAREY PL OKLAHOMA CITY
R062221660	MORROW DANA L	No Data	No Data	1905 NW 21ST ST	OKLAHOMA CITY	OK	73106-1611	GATEWOOD ADDITION	4	18	GATEWOOD ADDITION 004 018	1905 NW 21ST ST OKLAHOMA CITY
R062221680	VEVE GRANT JUSTO	No Data	No Data	1901 NW 21ST ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	4	19	GATEWOOD ADDITION 004 019	1901 NW 21ST ST OKLAHOMA CITY
R062221920	COX AUGUSTA	No Data	No Data	1909 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-4245	GATEWOOD ADDITION	5	12	GATEWOOD ADDITION 005 012	2220 N INDIANA AVE OKLAHOMA CITY
R062229020	LAND SHARK INVESTMENTS LLC	No Data	No Data	25 SOUTHCLIFF	NORMAN	OK	73072-9727	GATEWOOD ADDITION	00B	11	GATEWOOD ADDITION 00B 011	2221 N GATEWOOD AVE OKLAHOMA CITY
R062221900	COME ON INVESTMENTS LLC	No Data	No Data	2224 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1631	GATEWOOD ADDITION	5	11	GATEWOOD ADDITION 005 011	2224 N INDIANA AVE OKLAHOMA CITY
R062229000	KATO AND DUKE LLC	No Data	No Data	5319 PHEASANT CREST RD	EDMOND	OK	73034	GATEWOOD ADDITION	00B	10	GATEWOOD ADDITION 00B 010	2225 N GATEWOOD AVE OKLAHOMA CITY
R062224140	FOSTER MICHAEL S	MCCLAIN-FOSTER ANNETTE	No Data	2102 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1630	GATEWOOD ADDITION	10	0	GATEWOOD ADDITION 010 000 S5FT OF LOT 2 & N45FT LOT 3	2102 N INDIANA AVE OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
1/27/2025**

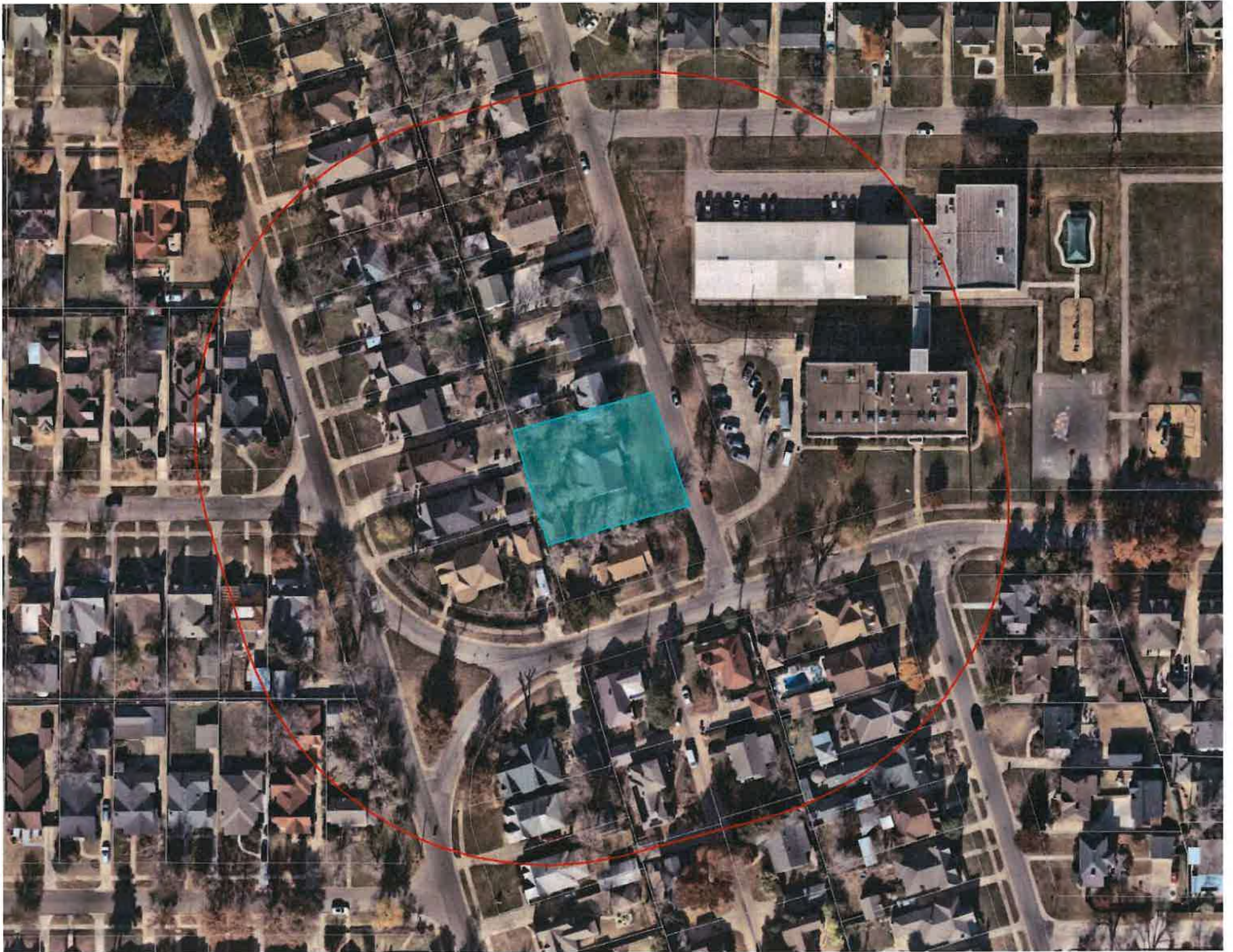
R133481650	HANNA ELI & ALISON	No Data	No Data	3200 NE 85TH ST	SEATTLE	WA	98115	UNPLTD PT SEC 29 12N 3W	0	0	UNPLTD PT SEC 29 12N 3W 000 000 PT OF E 1/2 OF NW4 OF SEC 29 12N 3W DES AS FOLLOWS BEG AT PT WHERE S LINE OF 21ST ST INTER THE E LINE OF GATEWOOD AVE IN GATEWOOD ADD E ALONG THE S LINE OF 21ST ST A DIST OF 140FT TH IN A SELY DIR TO A PT 139FT E OF GATEWOOD AVE W & PAR WITH THE S LINE OF 21ST ST A DIST OF 139FT TO A PT IN E LINE OF GATEWOOD AVE TH NW ALONG THE E LINE OF GATEWOOD AVE A DIST OF 62.75FT TO PT OF BEG	2124 N GATEWOOD AVE OKLAHOMA CITY
R062224440	HAWKINS CATHERINE D	No Data	No Data	2125 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-3816	GATEWOOD ADDITION	11	1	GATEWOOD ADDITION 011 001	2125 N GATEWOOD AVE OKLAHOMA CITY
R062221880	TRAIL TERESA J	No Data	No Data	2230 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1631	GATEWOOD ADDITION	5	10	GATEWOOD ADDITION 005 010	2230 N INDIANA AVE OKLAHOMA CITY
R062465700	NOERDLINGER JOHNSON P	GABRIELSON WENDY	No Data	2103 CAREY PL	OKLAHOMA CITY	OK	73106-1623	CAREY PLACE ADDITION	00C	0	CAREY PLACE ADDITION 00C 000 N4FT OF LOT 18 & S88FT LOT 19	2103 CAREY PL OKLAHOMA CITY
R062224500	HUNTER RICHARD N CAROL L LIVING TRUST	No Data	No Data	PO BOX 150	GORE	OK	74435	GATEWOOD ADDITION	11	4	GATEWOOD ADDITION 011 004	2113 N GATEWOOD AVE OKLAHOMA CITY
R062228980	BOURNE EARL W TRS	BOURNE EARL W REV TRUST	No Data	2236 NW 18TH ST	OKLAHOMA CITY	OK	73107-4068	GATEWOOD ADDITION	00B	9	GATEWOOD ADDITION 00B 009	2229 N GATEWOOD AVE OKLAHOMA CITY
R133481400	BOARD OF EDUCATION	No Data	No Data	0 Unknown	NO	NO	0	UNPLTD PT SEC 29 12N 3W	0	0	UNPLTD PT SEC 29 12N 3W BLK 000 LOT 000 BEG ON W LINE OF FLORIDA AVE & 414.5FT S OF N LINE NW4TH W590FT TO E R/W OF OKLA RAILWAY CO TH SLY ALONG R/W 385FT TO N LINE NW 21ST ST ELY ALONG 21ST ST 243.8FT E252FT TO W LINE OF FLORIDA AVE N300FT TO BEG	1821 NW 21ST ST OKLAHOMA CITY
R062221860	STINNETT SHEILA	No Data	No Data	2232 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1631	GATEWOOD ADDITION	5	9	GATEWOOD ADDITION 005 009	2232 N INDIANA AVE OKLAHOMA CITY
R062460600	WHITE C RALPH	COLE SALLY R	No Data	6125 LYTLE DR	OKLAHOMA CITY	OK	73127	CAREY PLACE ADDITION	00C	2	CAREY PLACE ADDITION 00C 002	2116 CAREY PL OKLAHOMA CITY
R062222060	CAMPO RACHAEL	No Data	No Data	1908 NW 21ST ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	6	3	GATEWOOD ADDITION 006 003	1908 NW 21ST ST OKLAHOMA CITY
R062222040	ADAMS MATTHEW	No Data	No Data	14900 TRUMBALL CIR	OKLAHOMA CITY	OK	73142-7817	GATEWOOD ADDITION	6	2	GATEWOOD ADDITION 006 002	1904 NW 21ST ST OKLAHOMA CITY
R062221340	RINE ANDREW & STACY CO TRS	RINE FAMILY TRUST	No Data	1900 NW 22ND ST	OKLAHOMA CITY	OK	73106-1616	GATEWOOD ADDITION	4	0	GATEWOOD ADDITION 004 000 LOT 1 & E42FT OF LOT 2	1900 NW 22ND ST OKLAHOMA CITY
R062222020	BOST JAMES E & JANICE W	No Data	No Data	1900 NW 21ST ST	OKLAHOMA CITY	OK	73106-1612	GATEWOOD ADDITION	6	1	GATEWOOD ADDITION 006 001	1900 NW 21ST ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
1/27/2025**

R062222440	BARTEE PAUL RUSSELL	No Data	No Data	1905 NW 20TH ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	6	22	GATEWOOD ADDITION 006 022	1905 NW 20TH ST OKLAHOMA CITY
R062222460	WHEELER JOS J JR & PATRICIAA	No Data	No Data	1901 NW 20TH ST	OKLAHOMA CITY	OK	73106-1607	GATEWOOD ADDITION	6	23	GATEWOOD ADDITION 006 023	1901 NW 20TH ST OKLAHOMA CITY
R062228730	HAN XING	No Data	No Data	10605 LONGVIEW DR	OKLAHOMA CITY	OK	73162-4034	GATEWOOD ADDITION	00A	13	GATEWOOD ADDITION 00A 013	1841 NW 22ND ST OKLAHOMA CITY
R062228735	ROSELLE MICHAEL A & DIANA	No Data	No Data	1833 NW 22ND ST	OKLAHOMA CITY	OK	73106-3811	GATEWOOD ADDITION	00A	14	GATEWOOD ADDITION 00A 014	1837 NW 22ND ST OKLAHOMA CITY
R062224480	CLEMENTS DAVID H & NEILA CRANK	No Data	No Data	2117 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-3816	GATEWOOD ADDITION	11	3	GATEWOOD ADDITION 011 003	2117 N GATEWOOD AVE OKLAHOMA CITY
R062224120	COLLINS PATRICIA K	No Data	No Data	2116 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1630	GATEWOOD ADDITION	10	1	GATEWOOD ADDITION 010 001	2116 N INDIANA AVE OKLAHOMA CITY
R062222000	MCCLURE WILLIAM T JR TRS	MCCLURE WILLIAM T JR TRUST	No Data	2200 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1631	GATEWOOD ADDITION	5	16	GATEWOOD ADDITION 005 016	2200 N INDIANA AVE OKLAHOMA CITY
R062228960	VJA ENTERPRISES LLC	No Data	No Data	8000 N WILSHIRE CT STE B	OKLAHOMA CITY	OK	73132	GATEWOOD ADDITION	00B	8	GATEWOOD ADDITION 00B 008	2233 N GATEWOOD AVE OKLAHOMA CITY
R062229080	BRISCOE BLAKE	No Data	No Data	2201 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-1625	GATEWOOD ADDITION	00B	15	GATEWOOD ADDITION 00B 015	2201 N GATEWOOD AVE OKLAHOMA CITY
R062221840	KTJ HOMES LLC	No Data	No Data	12621 CARNELIAN WAY	OKLAHOMA CITY	OK	73170	GATEWOOD ADDITION	5	8	GATEWOOD ADDITION 005 008	2236 N INDIANA AVE OKLAHOMA CITY
R062221980	MOORE ROBERT SAGE	No Data	No Data	2208 N INDIANA AVE	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	5	15	GATEWOOD ADDITION 005 015	2208 N INDIANA AVE OKLAHOMA CITY
R062466000	EAGLESON WILL B	EAGLESON LYNN B	No Data	2111 CAREY PL	OKLAHOMA CITY	OK	73106-1623	CAREY PLACE ADDITION	00C	0	CAREY PLACE ADDITION 00C 000 N3FT OF LOT 19 & ALL LOT 20 ALSO DESCRIBED AS BEG NE/C BLK 10 GATEWOOD ADDN TH NE80.04FT SE88.5FT SW80FT NW86FT TO BEG AKA LT 20 PLUS BEG 86FT SE OF NE/C BLK 10 GATEWOOD ADDN TH NE80FT SE3FT SW80FT NW3FT TO BEG AKA N3FT LT 19	2111 CAREY PL OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
1/27/2025

R133482970	LABARTHE SHELLEY JANE	No Data	No Data	2118 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-3817	UNPLTD PT SEC 29 12N 3W	0	0	UNPLTD PT SEC 29 12N 3W 000 000 BEG AT A PT WHERE THE S LINE OF 21ST INTER THE E LINE OF GATEWOOD IN GATEWOOD ADD IN E 1/2 OF NW4 SEC 29 12N 3W TH SELY ALONG THE E LINE OF GATEWOOD AVE 62.75FT FOR A PT OR PL OF BEG TH E & PAR TO S LINE OF 21ST 139FT TH SELY TO A PT 137.95FT E OF E LINE OF GATEWOOD AVE TH W & PAR TO THE S LINE OF 21ST 137.95FT E LINE OF GATEWOOD AVE NWLY ALONG E LINE OF GATEWOOD AVE 62.75FT TO PT OR PL OF BEG TR 2	2118 N GATEWOOD AVE OKLAHOMA CITY
R062228950	FLYING TIGER PROPERTIES LLC	No Data	No Data	601 NW 39TH ST	OKLAHOMA CITY	OK	73118-7037	GATEWOOD ADDITION	00B	7	GATEWOOD ADDITION 00B 007	2301 N GATEWOOD AVE OKLAHOMA CITY
R062224460	GIFFORD LISA L	No Data	No Data	2121 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-3816	GATEWOOD ADDITION	11	2	GATEWOOD ADDITION 011 002	2121 N GATEWOOD AVE OKLAHOMA CITY
R062221960	TRUJILLO MARIA & TEODORO	No Data	No Data	2212 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1631	GATEWOOD ADDITION	5	14	GATEWOOD ADDITION 005 014	2212 N INDIANA AVE OKLAHOMA CITY



Monday, January 27, 2025 9:15:00 AM - Oklahoma County Assessor Internal Mapping

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

N. Gatewood Ave. & NW 21st St.

January 30, 2025

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

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

8250.3	Community Recreation: Property Owner's Association
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

2. **Maximum Building Height:**

The maximum building height shall be 30 feet within this SPUD.

3. **Maximum Building Size:**

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

4. Maximum Number of Buildings:

There shall be a maximum of 3 structures and a maximum of 6 dwelling units within this SPUD.

5. Building Setback Lines

North: 5 feet
South: 5 feet
East: 25 feet
West: 5 feet

6. Sight-Proof Screening:

Either vegetation or a no less than a six foot and no greater than an eight-foot-high fence or wall shall be required along the north and the west boundary of this SPUD. Said wall shall be constructed of stucco, brick, stone, wood and/or any combination thereof and shall be solid and opaque

7. Landscaping:

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

8. Signs:

8.1 Freestanding On-Premise Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Off-Premise Signs

Non-accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access shall be taken from N. Gatewood Ave.

10. Sidewalks

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

II. Other Development Regulations:

1. Architecture:

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

2. Open Space:

There shall be a minimum of 25% open space within this SPUD.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpsters will not be allowed within this SPUD.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except 13 parking spaces shall be permitted within this SPUD, including a handicap space.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

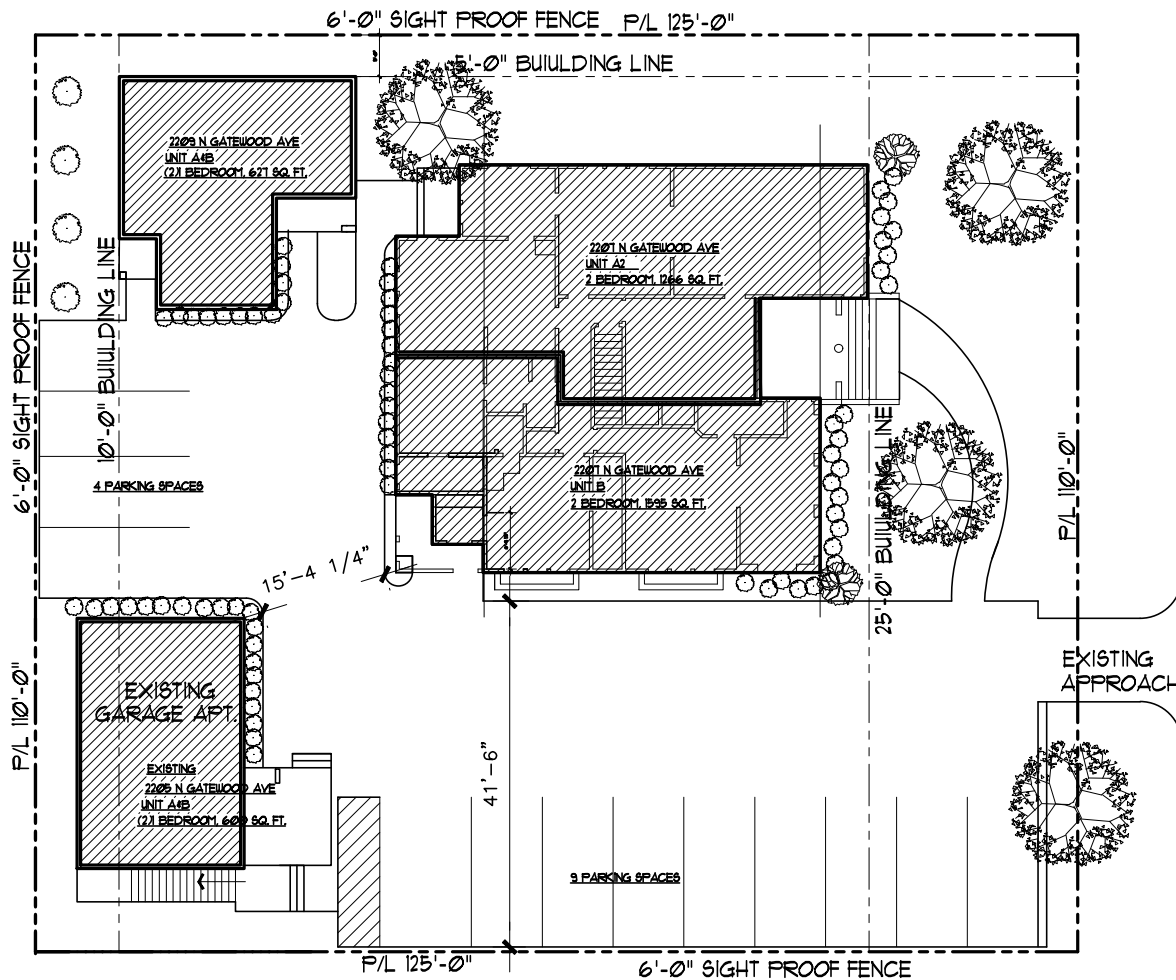
8. Drainage:

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

III. Supporting Documents

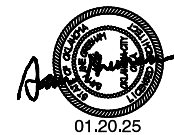
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



PROPERTY DESCRIPTION:
 LOTS THIRTEEN (13) AND FOURTEEN (14) OF BLOCK B, IN GATEWOOD ADDITION BLKS A1B
 TO OKLAHOMA CITY, OKLAHOMA COUNTY,

SITE PLAN
 SCALE: 1/8"=1'-0"



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SITE PLAN