



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
Accessory Dwelling Unit (ADU) Gatewood District

Project Name

2027 NW 16th, OKC, OK 73106

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

Build Accessory Dwelling Unit in Backyard of Primary Residence

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD 1599

File Date: 1/2/24

Ward No.: W6

Nbhd. Assoc.: Gatewood UCD/Plaza District

School District: OKC

Extg Zoning: R-1

Overlay: UC

0.20 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. *N/A*
- ☒ 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. *N/A*
- ☒ 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 \$1800.00 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):

Jackson Rice

Name

2027 NW 16th

Mailing Address

OKC OK 73106

City, State, Zip Code

918-704-3380

Phone

jrice@newmarkrp.com

Email

Brad Rice
Signature of Applicant

Brad Rice

Applicant's Name (please print)

1109 River Chase Drive

Applicant's Mailing Address

Edmond OK 73025

City, State, Zip Code

918-269-8586

Phone

brice@newmarkrp.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.

Full Legal Description: Lot Seventeen (17), in Block Four (4) of MCKINLEY PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

2027 NW 16th, OKC OK 73106

2023120601159272 B: 15621 P: 693
12/06/2023 08:59:29 AM Pgs: 6
Fee: \$28.00 Doc Stamp: \$330.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



Tax I.D.No. 062546000

Mail Tax Statement To:
Fairway Independent Mortgage Corporation
4201 Marsh Lane, Carrollton, TX 75007

After Recording Return To:

Legacy Title of Oklahoma, LLC
501 SE 4th St., Ste A
Moore, OK 73160
Attn: Policy Dept
Leg 2023-4168-BR

WARRANTY DEED (Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS:

That **Brandon E. Koonce a/k/a Brandon Edward Koonce and Richard Koonce, a married couple,** party of the first part, in consideration of the sum of ***TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto:

Jackson Rice and Bradley Rice, as joint tenants with the right of survivorship, and not as tenants in common, upon the death of one, the survivor and the heirs and assigns of the survivor, take the entire fee simple title

Property Address: 2027 Northwest 16th Street Oklahoma City, OK 73106

parties of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Seventeen (17), in Block Four (4), of MCKINLEY PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

~~Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.~~

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.


Brandon E. Koonce
a/k/a Brandon Edward Koonce


Richard Koonce

ACKNOWLEDGMENT

State of OKLAHOMA

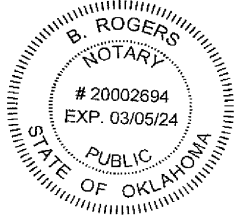
ss:

County of Oklahoma

The foregoing instrument was acknowledged before me on 1st day of December, 2023 by Brandon E. Koonce a/k/a Brandon Edward Koonce and Richard Koonce, a married couple.

My Commission Expires: 3/5/2024


Notary Public, Brittany Rogers



OAG 2023-1—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 Jackson Rice (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:



a citizen of the United States; or



not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.

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

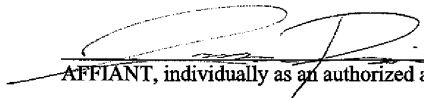
OAG 2023-1—INDIVIDUAL

5. 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 a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

6. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
7. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to a criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.


AFFIANT, individually as an authorized agent of the Entity

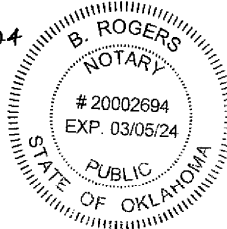
December 1, 2023
Date

The foregoing instrument was acknowledged before me this 1st day of December, 2023 by Jackson Rice.


NOTARY PUBLIC - Brittany Rogers

My Commission Expires: 3/5/24

My Commission Number:



OAG 2023-1—INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP; INDIVIDUAL

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

1. I have personal knowledge of the statements made herein.
2. I am:



a citizen of the United States; or



not a citizen of the United States, but an alien who is a bona fide resident of the State of Oklahoma.

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

5. 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 a bona fide resident of the State of Oklahoma from acquiring title to or owning land in

the State of Oklahoma.

6. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
7. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to a criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Bradley Rice
AFFIANT, individually as an authorized agent of the Entity

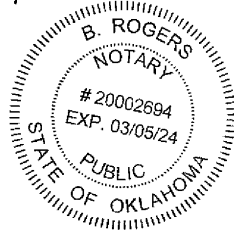
December 1, 2023
Date

The foregoing instrument was acknowledged before me this 1st day of December, 2023, by Bradley Rice.

BRITTANY ROGERS
NOTARY PUBLIC Brittany Rogers

My Commission Expires: 3/5/24

My Commission Number:



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R062546000 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
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 12th day of DEC, 2023

Given under my hand and official seal this
12th day of DEC, 2023

County Assessor

K. Strayer Deputy

**Oklahoma County Assessor's
300ft Radius Report
12/13/2023**

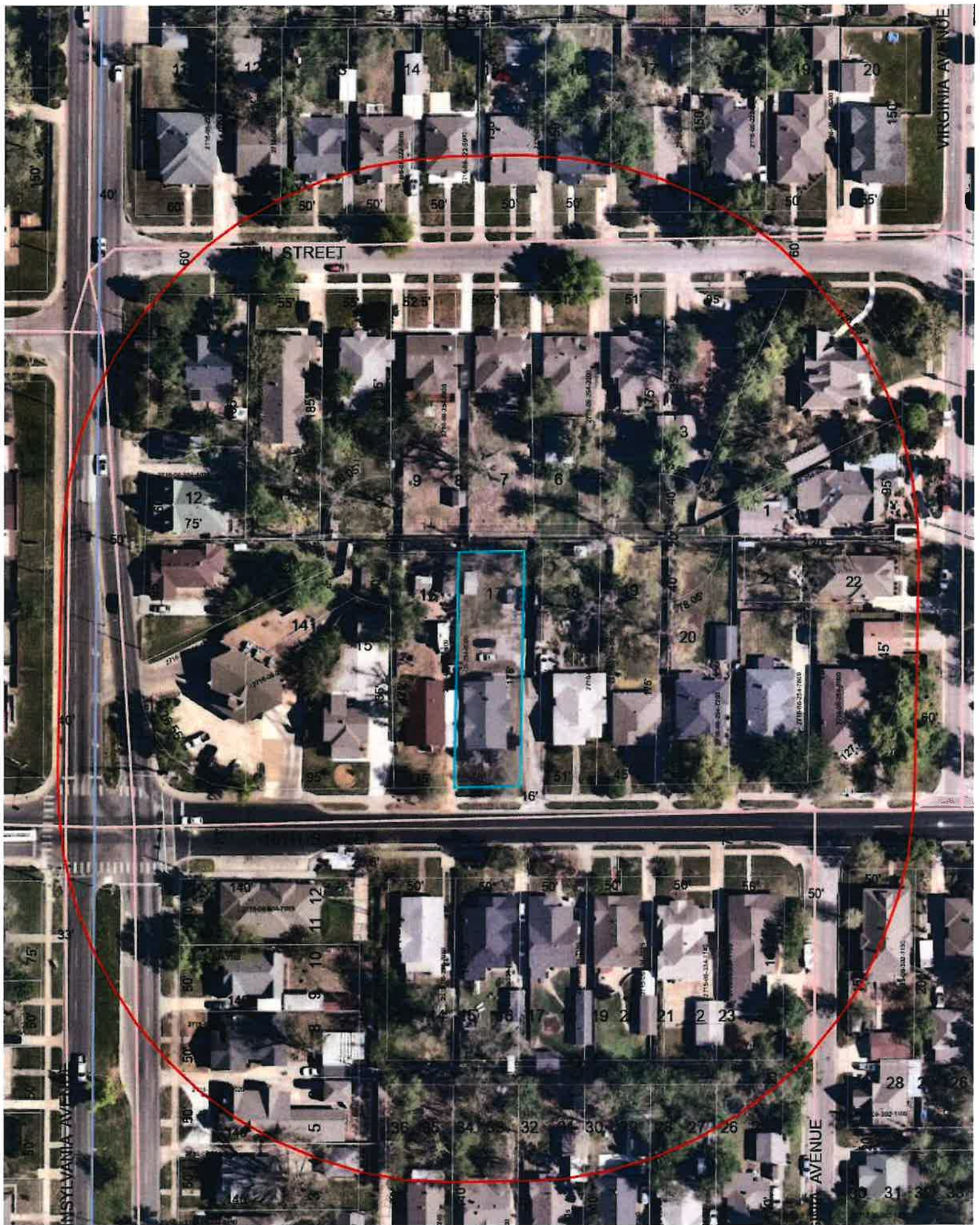
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R063347005	MONTOYA NESTOR & GLADYS	No Data	No Data	1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 3 & 4	1604 N PENNSYLVANIA AVE OKLAHOMA CITY
R063347245	CG PROPERTIES LLC	No Data	No Data	3001 PELHAM DR	OKLAHOMA CITY	OK	73120	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 35 & 36	2021 NW 15TH ST OKLAHOMA CITY
R063347230	MILLER CAROL	No Data	No Data	9013 TILMAN DR	OKLAHOMA CITY	OK	73132-1034	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 33 & 34	2017 NW 15TH ST OKLAHOMA CITY
R063347215	WILSON KATHY & LIONIS	No Data	No Data	2015 NW 15TH ST	OKLAHOMA CITY	OK	73106-2026	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 31 & 32	2015 NW 15TH ST OKLAHOMA CITY
R063347200	OFAIR SHAUN & KATLYN	No Data	No Data	2009 NW 15TH ST	OKLAHOMA CITY	OK	73106	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 29 & 30	2009 NW 15TH ST OKLAHOMA CITY
R063347185	KINER TODD A	No Data	No Data	705 NW 28TH ST	OKLAHOMA CITY	OK	73103-1008	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 27 & 28	2005 NW 15TH ST OKLAHOMA CITY
R063347170	RANGEL SANTIAGO ONTIVEROS	No Data	No Data	2001 NW 15TH ST	OKLAHOMA CITY	OK	73106-2026	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 25 & 26	2001 NW 15TH ST OKLAHOMA CITY
R063347020	PIVOTAL REAL ESTATE SOLUTIONS LLC	No Data	No Data	3000 W MEMORIAL RD STE 123 108	OKLAHOMA CITY	OK	73120	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 5 & 6	1608 N PENNSYLVANIA AVE OKLAHOMA CITY
R063347035	SMITH BOBBY	SMITH STEVEN	No Data	1612 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73107	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 7 & 8	1612 N PENNSYLVANIA AVE OKLAHOMA CITY
R063347050	SUTTER BLAIR	SUTTER HANNAH	No Data	901 NW 39TH ST	OKLAHOMA CITY	OK	73118	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 9 & 10	1616 N PENNSYLVANIA AVE OKLAHOMA CITY
R063347065	MONTOYA NESTOR S & GLADYS F	No Data	No Data	1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 11 & 12	1620 N PENNSYLVANIA AVE OKLAHOMA CITY
R063347080	BALLARD VALARIE L	No Data	No Data	2020 NW 16TH ST	OKLAHOMA CITY	OK	73106-2035	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 13 & 14	2020 NW 16TH ST OKLAHOMA CITY
R063347095	ROWAN STEPHANIE L FULPS	No Data	No Data	2016 NW 16TH ST	OKLAHOMA CITY	OK	73106-2035	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 15 & 16	2016 NW 16TH ST OKLAHOMA CITY
R063347110	WOODS NATHAN MARK	No Data	No Data	2012 NW 16TH ST	OKLAHOMA CITY	OK	73106	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 17 & 18	2012 NW 16TH ST OKLAHOMA CITY
R063347125	GOODNIGHT MADELYN R	No Data	No Data	2008 NW 16TH ST	OKLAHOMA CITY	OK	73106-2035	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 19 & 20	2008 NW 16TH ST OKLAHOMA CITY
R063347140	BRANIFF TERESITA TRS	BRANIFF TERESITA 2020 REV TRUST	No Data	2004 NW 16TH ST	OKLAHOMA CITY	OK	73106-2035	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 21 & 22	2004 NW 16TH ST OKLAHOMA CITY
R063347155	BARBER MICHAEL	No Data	No Data	2000 NW 16TH ST	OKLAHOMA CITY	OK	73106	YOUNGS ENGLEWOOD ADD	31	0	YOUNGS ENGLEWOOD ADD 031 000 LOTS 23 & 24	2000 NW 16TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/13/2023**

R063021150	TAYLOR DONNA J & ANDREW J	No Data	No Data	1950 NW 16TH ST	OKLAHOMA CITY	OK	73106-2033	BAUMANS ADDITION	1	0	BAUMANS ADDITION 001 000 N152.7FT OF LOTS 28 & 29	1950 NW 16TH ST OKLAHOMA CITY
R062548000	WILLIAMS JASON A	WILLIAMS VALERIE R	No Data	2001 NW 16TH ST	OKLAHOMA CITY	OK	73106	MCKINLEY PLACE ADD	4	22	MCKINLEY PLACE ADD 004 022 S135FT	2001 NW 16TH ST OKLAHOMA CITY
R062545200	GULILAT AMBER GAYLE	No Data	No Data	2218 NW 17TH ST	OKLAHOMA CITY	OK	73107	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 PT LOTS 14 & 15 BEG 24FT E OF SW/C LT 15 TH N92.18FT TH NE TO A POINT 7.5FT NW OF NE/C LT 14 TH SE ALONG NE LINE LTS 14 & 15 TO NE/C LT 15 TH S TO SE/C LT 15 TH W71FT TO BEG	2035 NW 16TH ST OKLAHOMA CITY
R062544800	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 LT 14 EX BEG AT A PT IN ELY LINE SD PT BEING 24F E & 46 68FN OFSW&C SD LT 14 TH N45 5F NELY TO A PT IN N LINE 7 1&2F NWLY FROM NE&C TH SE7 1&2 TH SWLY TO BEG PLUS A TRI TR I	0 UNKNOWN OKLAHOMA CITY
R062545600	SEAMSTER DEVERIL	SEAMSTER YULONDA	No Data	2031 NW 16TH ST	OKLAHOMA CITY	OK	73106-2034	MCKINLEY PLACE ADD	4	16	MCKINLEY PLACE ADD 004 016	2031 NW 16TH ST OKLAHOMA CITY
R062546000	KOONCE BRANDON E	No Data	No Data	2027 NW 16TH ST	OKLAHOMA CITY	OK	73106-2034	MCKINLEY PLACE ADD	4	17	MCKINLEY PLACE ADD 004 017	2027 NW 16TH ST OKLAHOMA CITY
R062546400	GRIFFIN IYLA SHURREEN	No Data	No Data	2023 NW 16TH ST	OKLAHOMA CITY	OK	73106-2034	MCKINLEY PLACE ADD	4	18	MCKINLEY PLACE ADD 004 018	2023 NW 16TH ST OKLAHOMA CITY
R062546800	NGUYEN THAO THANH	No Data	No Data	2608 SW 136TH ST	OKLAHOMA CITY	OK	73170-5135	MCKINLEY PLACE ADD	4	19	MCKINLEY PLACE ADD 004 019	2019 NW 16TH ST OKLAHOMA CITY
R062544400	HERNANDEZ JOSE LUIS	No Data	No Data	4324 NW 60TH ST	OKLAHOMA CITY	OK	73112-1319	MCKINLEY PLACE ADD	4	13	MCKINLEY PLACE ADD 004 013	1710 N PENNSYLVANIA AVE OKLAHOMA CITY
R062547200	HARKIN KENNETH GERALD	No Data	No Data	2011 NW 16TH ST	OKLAHOMA CITY	OK	73106-2034	MCKINLEY PLACE ADD	4	20	MCKINLEY PLACE ADD 004 020	2011 NW 16TH ST OKLAHOMA CITY
R062547600	HADLEY KENDALL M	No Data	No Data	2007 NW 16TH ST	OKLAHOMA CITY	OK	73106	MCKINLEY PLACE ADD	4	21	MCKINLEY PLACE ADD BLK 004 LOT 000 S135FT OF LOT 21 & W9.5FT OF N50FT OF LOT 21	2007 NW 16TH ST OKLAHOMA CITY
R062547610	JMS OKC PROPERTIES LLC	No Data	No Data	1715 N VIRGINIA AVE	OKLAHOMA CITY	OK	73106	MCKINLEY PLACE ADD	4	22	MCKINLEY PLACE ADD BLK 004 LOT 000 N50FT OF LOTS 21 & 22 EX W9.5FT OF N50FT OF LOT 21	1715 N VIRGINIA AVE OKLAHOMA CITY
R062544025	WILKERSON BRYAN	No Data	No Data	890 COUNTY STREET 2922	TUTTLE	OK	73089	MCKINLEY PLACE ADD	4	12	MCKINLEY PLACE ADD 004 012 BEG AT SW/C TH N60FT E24FT TH NELY 26.2FT E27FT S70FT W75FTTO BEG	1712 N PENNSYLVANIA AVE OKLAHOMA CITY
R062540400	OLIVA P R & ROMELIA DEL CARMEN	No Data	No Data	1717 N VIRGINIA AVE	OKLAHOMA CITY	OK	73106-1815	MCKINLEY PLACE ADD	4	1	MCKINLEY PLACE ADD 004 001	1717 N VIRGINIA AVE OKLAHOMA CITY
R062544000	PATTERSON WENDI	MADEWELL LISA DIANE	No Data	4712 N NORMAN ST	WARR ACRES	OK	73122	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 A TR OF LAND ADJ BLK 4 & PT OF LOT 12 BEG 95FT N NW/C LOT 13 TO A POINT OF CURVE ALONG SD CURVE TO S LINE 17TH ST W ALONG SD S LINE 90FT S ALONG E LINE PENNSYLVANIA AV 90FT	2036 NW 17TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/13/2023**

R062543600	PRATT LUKE N	No Data	No Data	2034 NW 17TH ST	OKLAHOMA CITY	OK	73106-1806	MCKINLEY PLACE ADD	4	11	MCKINLEY PLACE ADD 004 011	2034 NW 17TH ST OKLAHOMA CITY
R062543200	MEANS LEFLORE LLC	No Data	No Data	2726 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	MCKINLEY PLACE ADD	4	10	MCKINLEY PLACE ADD 004 010	2026 NW 17TH ST OKLAHOMA CITY
R062542800	GAMMILL SHELBY	No Data	No Data	1321 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2224	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 W 1/2 OF LOT 8 & ALL OF LOT 9	2022 NW 17TH ST OKLAHOMA CITY
R062542400	WILLIAMS CHRISTOPHER	No Data	No Data	2020 NW 17TH ST	OKLAHOMA CITY	OK	73106	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 LOT 7 & E 1/2 OF LOT 8	2020 NW 17TH ST OKLAHOMA CITY
R062542000	ROMAN JOSHUA L	No Data	No Data	1230 E OCEAN BLVD UNIT 102	LONG BEACH	CA	90802	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 W 1/2 OF LOT 5 & LOT 6	2018 NW 17TH ST OKLAHOMA CITY
R062541600	CASSEL ANNA MARIE	No Data	No Data	1416 NW 35TH ST	OKLAHOMA CITY	OK	73118-3212	MCKINLEY PLACE ADD	4	0	MCKINLEY PLACE ADD 004 000 LOT 4 & E 1/2 OF LOT 5	2014 NW 17TH ST OKLAHOMA CITY
R062541200	ROJAS ENRIQUE I	No Data	No Data	1200 N VILLA AVE	OKLAHOMA CITY	OK	73107-5404	MCKINLEY PLACE ADD	4	3	MCKINLEY PLACE ADD 004 003	2010 NW 17TH ST OKLAHOMA CITY
R062540800	2000 NW 17TH SERIES	THOR PROPERTIES LLC	No Data	941 GLENRIDGE DR	EDMOND	OK	73013	MCKINLEY PLACE ADD	4	2	MCKINLEY PLACE ADD 004 002	2000 NW 17TH ST OKLAHOMA CITY
R062225850	EDWARDS KALEB C	No Data	No Data	2035 NW 17TH ST	OKLAHOMA CITY	OK	73106-1805	GATEWOOD ADDITION	15	12	GATEWOOD ADDITION 015 012 W50FT	2035 NW 17TH ST OKLAHOMA CITY
R062225860	DEAN STEPHANIE	No Data	No Data	2031 NW 17TH ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	15	0	GATEWOOD ADDITION 015 000 E10FT LOT 12 & W40FT LOT 13	2031 NW 17TH ST OKLAHOMA CITY
R062225880	JOHNSON TOBY L	No Data	No Data	2027 NW 17TH ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	15	0	GATEWOOD ADDITION 015 000 E20FT OF LOT 13 & W30FT OF LOT 14	2027 NW 17TH ST OKLAHOMA CITY
R062225900	MALLETTE WENDY	CASEY EMILIE	No Data	2023 NW 17TH ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	15	0	GATEWOOD ADDITION 015 000 E30FT OF LOT 14 W20FT LOT 15	2023 NW 17TH ST OKLAHOMA CITY
R062225920	ESDRAS RODAS	ROMERO ELBA JUDITH ORANTES	No Data	2019 NW 17TH ST	OKLAHOMA CITY	OK	73106-1805	GATEWOOD ADDITION	15	0	GATEWOOD ADDITION 015 000 E40FT OF LOT 15 W10FT LOT 16	2019 NW 17TH ST OKLAHOMA CITY
R062225940	BAIRD ERIN S	No Data	No Data	2017 NW 17TH ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	15	16	GATEWOOD ADDITION 015 016 E50FT OF LOT 16	2017 NW 17TH ST OKLAHOMA CITY
R062225960	TOMLINSON BARBARA J TRS	TOMLINSON BARBARA J REV TRUST	No Data	2015 NW 17TH ST	OKLAHOMA CITY	OK	73106-1805	GATEWOOD ADDITION	15	17	GATEWOOD ADDITION 015 017	2015 NW 17TH ST OKLAHOMA CITY
R062225980	GUILLOT ANNA RITA	KELLY JENNIFER C	No Data	2009 NW 17TH ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	15	18	GATEWOOD ADDITION 015 018	2009 NW 17TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-XXXX
MASTER DESIGN STATEMENT FOR
2027 NW 16th Street

SPUD-1478 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 regulations of the **R-1 Single Family Residential District** (OKC Zoning Ordinance, 2020, as amended), and the **Gatewood Urban Conservation District (UCD)**, except that the following restrictions will apply:

In addition to all uses within the R-1 District, the following shall be permitted on this site:

8200.12 Multiple-Family Residential limited to two (2) dwelling units on the property now or in the future.

2. **Minimum Lot Width:** 50 Feet
3. **Minimum Lot Size:** 6,000 Square Feet
4. **Maximum Building Height:**

Any new buildings to be constructed shall conform to the height requirements of the Gatewood Urban Conservation District, not to exceed 35 feet per the UCD.

5. Maximum Building Size:

Existing structures shall be permitted to remain and deemed to conform to building size regulations. In the event of a new structure, size regulations shall be in accordance with the base zoning district.

6. Maximum Number of Buildings:

There shall be a maximum of two (2) dwellings within this SPUD.

7. Building Setback Lines

Existing structures shall be permitted to remain and deemed to conform to setback regulations. In the event of a new structure, setback regulations shall be in accordance with the base zoning district and the Gatewood UCD.

8. Sight-proof Screening:

Sight-Proof screening shall not be required.

9. Landscaping:

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

Two large, mature trees (40 feet + tall) currently exist toward the back of this property, and it is the full intent to keep those trees such that they help provide shade for this property and surrounding neighbors' properties. They are positioned such that the dwelling unit would be built in front of them and thus the need to build 2 stories, otherwise, if only a single-story unit, one or both of those trees would need to be eliminated in order to construct the larger one-story footprint that would be required which would also take away from additional grassy area that already exists. By building a two-story unit, we can maximize the use of existing trees and existing pervious backyard materials.

10. Signs:

Signage shall be prohibited within this SPUD.

11. Access:

Access shall be taken from one (1) drive off NW 16th Street as platted. The driveway width shall not exceed the platted access, or 16 feet in width.

12. Sidewalks:

A sidewalk already exists in front of the primary residence that fronts 16th Street, so no additional sidewalk is needed or being proposed.

II. Other Development Regulations:

1. Architecture:

All existing structures shall be permitted to remain and deemed to conform to architecture regulations. In the event of a new structure, the following shall apply: exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, stucco, similar siding to existing primary residence, or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Newly constructed dwellings, with the exception of a single-dwelling built in combination with a garage behind the rear wall of the southernmost building, shall meet the requirements of Gatewood UCD Building Materials and Pitched Roofs. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

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.

6. Parking:

A minimum of 1 parking space per dwelling shall be required in the SPUD. Parking spaces shall be located behind the front wall of the southernmost dwelling. Existing access and parking will remain the same and driveway and parking areas will be utilized for primary residence and accessory dwelling unit. Driveway and parking areas are allowed to be permeable materials including gravel, brick, decomposed granite, or hard surface materials such as asphalt or concrete, as current driveway and parking area is a mix of these materials.

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.

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: Site Plan

Exhibit A:
Legal Description

MCKINLEY PLACE ADD 004 017

Exhibit B:
Site Plan

