



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
 1926 nw 16TH ST

Project Name

1926 nw 16th st okc ok 73106

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

Rezone to allow more uses, reduced lot size and setbacks

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: SPUD	1585
File Date:	11/2/23
Ward No.:	W6
Nbhd. Assoc.:	Plaza District/Classen 10 Penn
School District:	OKC
Extg Zoning:	R-1
Overlay:	UCD

0.23 acres MOL

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 \$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):

Robert Breeding

Name
 1506 Bridal Path Cove

Mailing Address
 Cedar Park Tx 78613

City, State, Zip Code
 512.947.0305

Phone
 robertbreeding@hotmail.com

Email

Signature of Applicant

Applicant's Name (please print)
 Ken Fitzsimmons

Applicant's Mailing Address
 1300 NW 17th st

City, State, Zip Code
 okc, ok 73106

Phone
 405 625 2115

Email ken@task-design.com

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.



DOC STAMPS: \$294.00

Property Address: 1926 NW 16th St, Oklahoma City, OK 73106

Buyer Mailing Address: 1506 Bridal Path Cove, Cedar Park, TX 78613

JOINT TENANCY
WARRANTY DEED
(LLC - Individual Form)

KNOW ALL MEN BY THESE PRESENTS: ***Robert L. Breeding aka Robert Lynn Breeding Jr. and Jacqueline R. Bevill aka Rachel Bevill Breeding, husband and wife, as joint tenants** THAT, Desmalchi, LLC ("Grantor"), in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Robert* Breeding** ("Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

with the full rights of survivorship, Grantees Lots Thirteen (13) and Fourteen (14), in Block One (1), J.J. BAUMANN'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interest, and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO taxes and assessments not yet due, restrictions, covenants, conditions, and easements of record or in visible use.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors, and assigns forever, free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature.

Signed and delivered this 12th day of April, 2022

Desmalchi, LLC

BY: [Signature]
Shyon Keoppel
Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

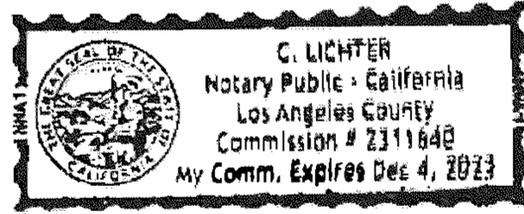
I, C. Lichter, a Notary Public for the State of California, do hereby certify that Shyon Keoppel, the ^{cr}Manager of ~~Desmalchi, LLC~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of April, 2022.

C. Lichter
Notary Public

My Commission Expires: 12-4-23

(SEAL)



Oklahoma Prime Title & Escrow LLC
13913 Quail Pointe Dr., STE A
Oklahoma City, OK 73134

20220034

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

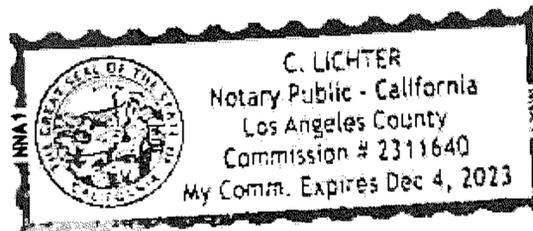
County of Los Angeles

On April 12, 2022 before me, C. Lichter, Notary Public, personally appeared Shyon Keoppel who proved to

me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature C. Lichter

(Seal)

My Commission expires: Dec. 4, 2023

Warranty Deed

LETTER of Authorization
for rezoning

November 1,2023

From: Robert Breeding
1506 Bridal Path Cove
Cedar Park Tx 78613
robertbreeding@hotmail.com
512.947.0305

To: City of OKC
Development Services
Subdivision and Planning
420 W Main Suite 910
OKC, OK 73102
405 297 2623

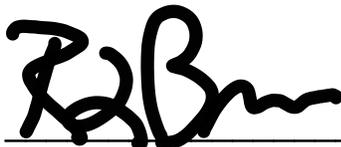
Attn: Gabriel Howard
gabriel.howard@okc.gov
Sarah Welch
sarah.welch@okc.gov

RE: Proposed rezoning for 1926 NW 16th, okc ok 73106

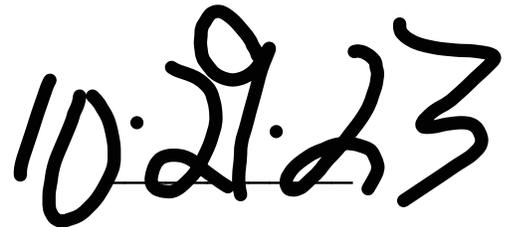
To: Gabriel Howard , Sarah Welch

Please accept this letter as a request to authorize Ken Fitzsimmons of TASK design to act on our behalf to file an application for SPUD to rezone property at the above address.

Sincerely



Robert Breeding



date

Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

This Non-Official Report is for Account Number [R063020400](#) 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. } ss:

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 300ft. Radius Right
filed in the office of the County Assessor
on the 1st day of November, 2023
Given under my hand and official seal this
1st day of November, 2023

County Assessor
K. Berch Deputy

Oklahoma County Assessor
300 ft. Radius Report
11/1/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R063022900	TOLEDO MARILYN & APOLINAR		1934 NW 15TH ST		OKLAHOMA CITY	OK	73106-2054	BAUMANS ADDITION	002	000	BAUMANS ADDITION 002 000 LOTS 18 & 19	1934 NW 15TH ST OKLAHOMA CITY
R063022800	TORRES JESUS ALBERTO HERNANDEZ	LOPEZ LINDA GUADALUPE TORRES	1930 NW 15TH ST		OKLAHOMA CITY	OK	73106-2054	BAUMANS ADDITION	002	000	BAUMANS ADDITION 002 000 LOTS 16 & 17	1930 NW 15TH ST OKLAHOMA CITY
R063022700	LUJAN NORMA		1926 NW 15TH ST		OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	002	000	BAUMANS ADDITION 002 000 LOTS 14 & 15	1926 NW 15TH ST OKLAHOMA CITY
R063022600	ALVARADO SERGIO & BENTURA		1922 NW 15TH ST		OKLAHOMA CITY	OK	73106-2054	BAUMANS ADDITION	002	000	BAUMANS ADDITION 002 000 LOTS 12 & 13	1922 NW 15TH ST OKLAHOMA CITY
R063022500	VO CHRISTINA		11701 COPPER TRAILS LN		OKLAHOMA CITY	OK	73170	BAUMANS ADDITION	002	000	BAUMANS ADDITION 002 000 LOTS 10 & 11	1916 NW 15TH ST OKLAHOMA CITY
R063022450	SCHNEIDER JESSICA LYNN TRS	JESS JUNK LIV TRUST	960 S VIRGINIA ST		RENO	NV	89502	BAUMANS ADDITION	002	000	BAUMANS ADDITION 002 000 LOTS 8 & 9	1914 NW 15TH ST OKLAHOMA CITY
R063022360	HOME OWNERSHIP MADE EASY LLC		4 NE 10TH ST STE 227		OKLAHOMA CITY	OK	73104-1402	BAUMANS ADDITION	001	004	BAUMANS ADDITION 001 001 004	1601 N KENTUCKY AVE OKLAHOMA CITY
R063022350	NGUYEN KATHY		11701 COPPER TRAILS LN		OKLAHOMA CITY	OK	73170	BAUMANS ADDITION	001	003	BAUMANS ADDITION 001 003	1605 N KENTUCKY AVE OKLAHOMA CITY
R063021400	PROPERTY MANAGEMENT SERVICES		1411 LINWOOD BLVD		OKLAHOMA CITY	OK	73106-5021	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 S141FT OF LOTS 32 & 33	1951 NW 15TH ST OKLAHOMA CITY
R063022340	RENKEN AARON B	BHATTARAI BIGYA	1609 N KENTUCKY AVE		OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	001	002	BAUMANS ADDITION 002 001 002	1609 N KENTUCKY AVE OKLAHOMA CITY
R063021300	1612 N VIRGINIA AVE LLC		532 NW 45TH ST		OKLAHOMA CITY	OK	73118-6630	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 N60FT OF LOTS 30 THRU 33	1612 N VIRGINIA AVE OKLAHOMA CITY
R063021500	MONTOYA NESTOR & GLADYS F		1944 NW 19TH ST		OKLAHOMA CITY	OK	73106-1604	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 34 & 35	1947 NW 15TH ST OKLAHOMA CITY
R063021600	MONTOYA NESTOR S & GLADYS F		1944 NW 19TH ST		OKLAHOMA CITY	OK	73106-1604	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 36 & 37	1941 NW 15TH ST OKLAHOMA CITY
R063021700	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200		OKLAHOMA CITY	OK	73103	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 38 & 39	1939 NW 15TH ST OKLAHOMA CITY
R063021800	RIVERA CAROLINA		1933 NW 15TH ST		OKLAHOMA CITY	OK	73106-2025	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 40 41 & W 1/2 LOT 42	1933 NW 15TH ST OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
11/1/2023

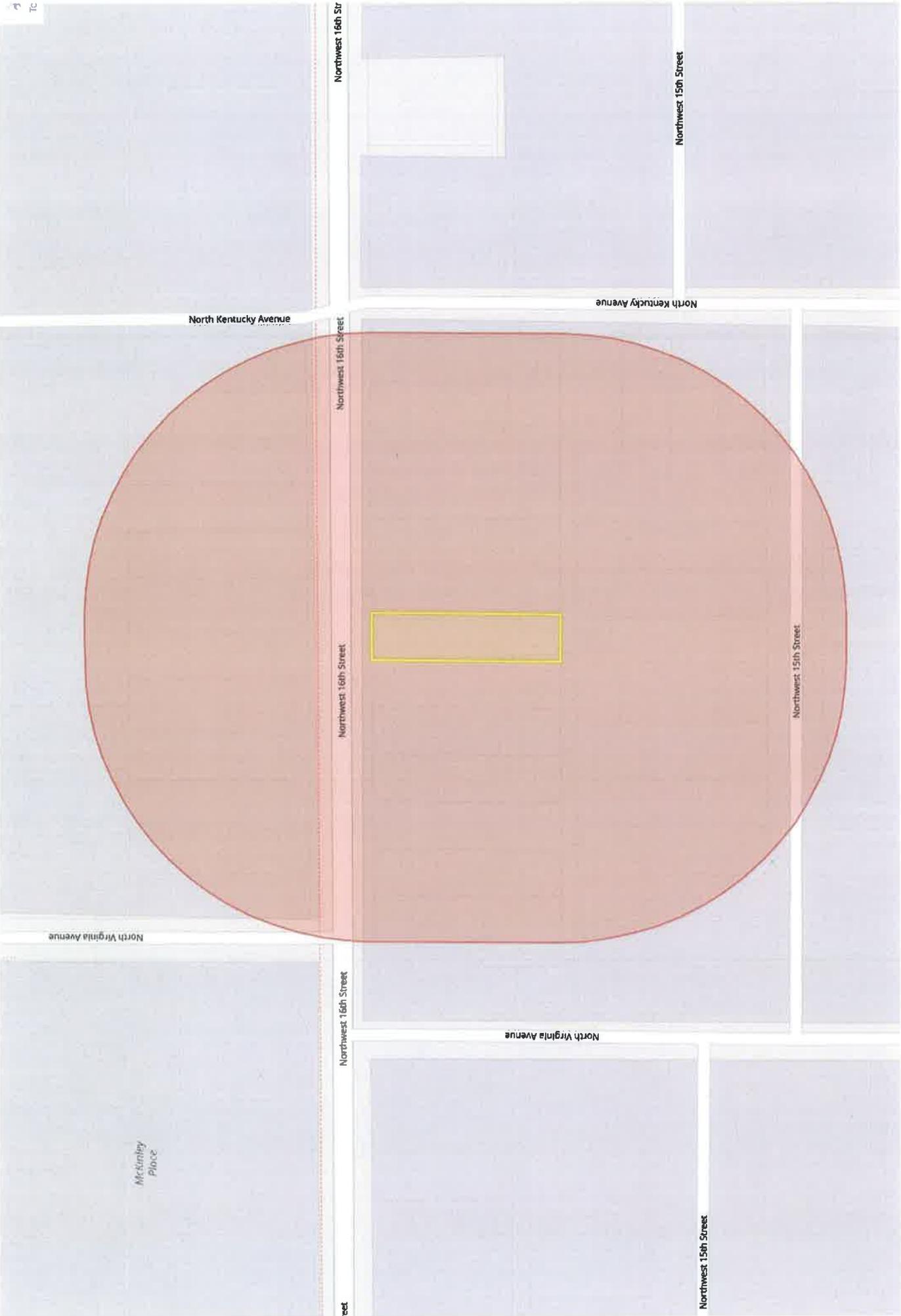
R063021900	AGUILAR ESTANISLAO	DE AGUILAR GREGORIA RAMIREZ	1929 NW 15TH ST	OKLAHOMA CITY	OK	73106-2025	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 E 1/2 OF LOT 42 & ALL OF LOTS 43 & 44	1929 NW 15TH ST OKLAHOMA CITY
R063022000	AGUILAR ERNESTO	AGUILAR EULISES	1415 NW 15TH ST	OKLAHOMA CITY	OK	73106-4428	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 45 & 46	1925 NW 15TH ST OKLAHOMA CITY
R063022100	CASTANEDA CESAR		1609 NW 28TH ST	OKLAHOMA CITY	OK	73106-3411	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 47 & 48	1923 NW 15TH ST OKLAHOMA CITY
R063022200	VARGAS JOSE R	VARGAS MARIA T	1919 NW 15TH ST	OKLAHOMA CITY	OK	73106-2025	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 49 & 50	1919 NW 15TH ST OKLAHOMA CITY
R063022300	DELEON JESUS MARTINEZ	MARTINEZ GUADALUPE	11314 S LAMON AVE	ALSIP	IL	60803-6042	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 51 & 52	1915 NW 15TH ST OKLAHOMA CITY
R063022320	JACK AND NOAH LIVING TRUST		320 PARK AVE RM 512	OKLAHOMA CITY	OK	73102	BAUMANS ADDITION	001	001	BAUMANS ADDITION 001 001	UNKNOWN
R062948000	TORRES-MARES MAYOLO	TORRES MANUELA	1617 N KENTUCKY AVE	OKLAHOMA CITY	OK	73106-2046	WHYTE SUB B 1		000	WHYTE SUB B 1 000 LOTS 7 & 8	1617 N KENTUCKY AVE OKLAHOMA CITY
R063021000	RAMIREZ MARIA		1948 NW 16TH ST	OKLAHOMA CITY	OK	73106-2033	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 25 26 & 27	1948 NW 16TH ST OKLAHOMA CITY
R063020900	CAMPOS RODRIGUEZ VICTOR M		1944 NW 16TH ST	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 23 & 24	1944 NW 16TH ST OKLAHOMA CITY
R063020800	TATE TERRY M		1940 NW 16TH ST	OKLAHOMA CITY	OK	73106-2033	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 21 & 22	1940 NW 16TH ST OKLAHOMA CITY
R063020700	BRAMMER BENJAMIN J & MORGAN		1936 NW 16TH ST	OKLAHOMA CITY	OK	73106	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 19 & 20	1936 NW 16TH ST OKLAHOMA CITY
R063020600	LESLIE AMBER DAWN	STRICKLIN LACEY NICHOLE	1428 NW 39TH ST	OKLAHOMA CITY	OK	73118	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 17 & 18	1932 NW 16TH ST OKLAHOMA CITY
R063020500	ROSALES SONIA K		1928 NW 16TH ST	OKLAHOMA CITY	OK	73106-2033	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 15 & 16	1928 NW 16TH ST OKLAHOMA CITY
R063020400	BREEDING ROBERT L & RACHEL BEVILL		1506 BRIDAL PATH CV	CEDAR PARK TX	TX	78613	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 13 & 14	1926 NW 16TH ST OKLAHOMA CITY
R063020300	ADCOCK TAYLOR BODARD		123 NE 2ND ST, Unit 431	OKLAHOMA CITY	OK	73104-2267	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 11 & 12	1920 NW 16TH ST OKLAHOMA CITY
R063020200	TURNER CHRISTOPHER K		1916 NW 16TH ST	OKLAHOMA CITY	OK	73106-2033	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 9 & 10	1916 NW 16TH ST OKLAHOMA CITY
R063020100	HARPER ROY L	HARPER BESSIE J	1233 NW 102ND ST	OKLAHOMA CITY	OK	73114	BAUMANS ADDITION	001	000	BAUMANS ADDITION 001 000 LOTS 7 & 8	1912 NW 16TH ST OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
11/1/2023

R062946000	VU THUY THI THU		1609 GATEWOOD AVE	OKLAHOMA CITY	OK	73106	WHYTE SUB B 1 BAUMANS 001	WHYTE SUB B 1 BAUMANS 001 000 LOTS 5 & 6	1908 NW 16TH ST OKLAHOMA CITY
R062944000	JML ENTERPRISES LLC		PO BOX 407	CHANDLER	OK	74834	WHYTE SUB B 1 BAUMANS 001	WHYTE SUB B 1 BAUMANS 001 000 LOTS 3 & 4	1904 NW 16TH ST OKLAHOMA CITY
R062942000	HOLIDAY HOUSE HOSPITALITY LLC		5805 N BILLEN AVE	OKLAHOMA CITY	OK	73112	WHYTE SUB B 1 BAUMANS 001	WHYTE SUB B 1 BAUMANS 001 000 LOTS 1 & 2	1900 NW 16TH ST OKLAHOMA CITY
R062228480	RODRIGUEZ MOISES		1905 NW 16TH ST	OKLAHOMA CITY	OK	73106-2032	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 021 S140FT	1905 NW 16TH ST OKLAHOMA CITY
R062228485	JOHNSON ERICK		1901 NW 16TH ST	OKLAHOMA CITY	OK	73106-2032	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 022 S140FT	1901 NW 16TH ST OKLAHOMA CITY
R062228280	BASS RITTIA M		1945 NW 16TH ST	OKLAHOMA CITY	OK	73106-2032	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 011	1945 NW 16TH ST OKLAHOMA CITY
R062228300	LEE TOMMY L		1941 NW 16TH ST	OKLAHOMA CITY	OK	73106-2032	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 012	1941 NW 16TH ST OKLAHOMA CITY
R062228320	2016 LLC		PO BOX 2846	OKLAHOMA CITY	OK	73101-2846	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 013	1937 NW 16TH ST OKLAHOMA CITY
R062228340	TEL ELEOS IRREVOCABLE TRUST		12101 ROHAN RD	OKLAHOMA CITY	OK	73170	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 014	1935 NW 16TH ST OKLAHOMA CITY
R062228360	ESPARZA JOSE	DAVILA M GUADALUPE	327 SE 23RD ST	OKLAHOMA CITY	OK	73129-1811	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 015	1931 NW 16TH ST OKLAHOMA CITY
R062228380	BATY KATRIANA		1925 NW 16TH ST	OKLAHOMA CITY	OK	73106-2032	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 016	1925 NW 16TH ST OKLAHOMA CITY
R062228400	BRACKETT RYAN L & MELISSA A CO TRS	BRACKETT RYAN L REV TRUST	1912 NW 16TH ST	OKLAHOMA CITY	OK	73106-2033	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 017	1921 NW 16TH ST OKLAHOMA CITY
R062228420	CNS PROPERTIES LLC	ATTN SHARON WOOD	4409 CLASSEN BLVD	OKLAHOMA CITY	OK	73118	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 018	1917 NW 16TH ST OKLAHOMA CITY
R062228440	CJR HOLDINGS LLC		3701 CACTUS CIR	EDMOND	OK	73013	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 019	1913 NW 16TH ST OKLAHOMA CITY
R062228460	DAVIS YUSHUNDA M		1909 NW 16TH ST	OKLAHOMA CITY	OK	73106-2032	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 020	1909 NW 16TH ST OKLAHOMA CITY
R062228500	TYE MASON BARKER		1715 N KENTUCKY AVE	OKLAHOMA CITY	OK	73106	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 000 21 & 22	1715 N KENTUCKY AVE OKLAHOMA CITY
R062228220	COOK MARILYN K		1932 NW 17TH ST	OKLAHOMA CITY	OK	73106-1804	GATEWOOD D ADDITION 023	GATEWOOD ADDITION 023 008	1932 NW 17TH ST OKLAHOMA CITY

Oklahoma County Assessor
 300 ft. Radius Report
 11/1/2023

R062228200	ORANGE BEACH CONDO LLC		401 N HUDSON AVE	OKLAHOMA CITY	OK	73102-3460	GATEWOOD ADDITION 023 007	023	007	GATEWOOD ADDITION 023 007	1928 NW 17TH ST OKLAHOMA CITY
R062228180	MAREK KRISTINA S		1924 NW 17TH ST	OKLAHOMA CITY	OK	73106-1804	GATEWOOD ADDITION 023 006	023	006	GATEWOOD ADDITION 023 006	1924 NW 17TH ST OKLAHOMA CITY
R062228160	HOLLADAY ROBERT N		1920 NW 17TH ST	OKLAHOMA CITY	OK	73106-1804	GATEWOOD ADDITION 023 005	023	005	GATEWOOD ADDITION 023 005	1920 NW 17TH ST OKLAHOMA CITY
R062228140	LARKIN TERESA A TRS	LARKIN TERESA A REV TRUST	1916 NW 17TH ST	OKLAHOMA CITY	OK	73106-1804	GATEWOOD ADDITION 023 004	023	004	GATEWOOD ADDITION 023 004	1916 NW 17TH ST OKLAHOMA CITY
R062228120	KARBAN VICTOR JR & J S		1912 NW 17TH ST	OKLAHOMA CITY	OK	73106-1804	GATEWOOD ADDITION 023 003	023	003	GATEWOOD ADDITION 023 003	1912 NW 17TH ST OKLAHOMA CITY
R062228100	GOSSET EILEEN M	KARBAN JACQUELINE S	1906 NW 17TH ST	OKLAHOMA CITY	OK	73106-1804	GATEWOOD ADDITION 023 002	023	002	GATEWOOD ADDITION 023 002	1906 NW 17TH ST OKLAHOMA CITY



MASTER DESIGN STATEMENT

For proposed SPUD at 1926 NW 16th St.

Prepared by Ken Fitzsimmons of TASK design

October 30, 2023

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, 2010).

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.

This site will be developed in accordance with the regulation of the R-2 General Residential District (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
 - single family residential (8200.14)
 - two family residential 8200.16
 - three and four family residential (8200.15)
2. Maximum Building Height: Single family per straight zoning. If more than single family or for subdivided lots then height shall be limited to 30-ft or 2 story.
3. Maximum Building Size: The maximum building lot coverage shall not exceed 85%.

4. Maximum Number of Buildings: There shall be a maximum of 3 individual structures with up to 2 dwelling units each.

5. Building Setback Lines

Front: NW 16th st-north 22.5-feet -front porch may encroach up to 6' within the front setback

Rear: south -10 feet from cl of vacated alley/ utility easement

Sides: 5 feet -10' min setback for shared easement

Interior lot lines (where subdivided)- 0' feet

6. Sight-proof Screening: Sight proof screening to be provided between parking spaces, driveways, and neighbor's property. Screen to be constructed of abutted or overlapping solid planks, panels or block materials per section II.1. Screen to be 6' high minimum, 8' maximum above adjacent drive.

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: none

9. Access: On-site parking spaces may be accessed from existing drive approach from NW 16th St.

Only one driveway shall be permitted onto NW 16th Street. All parking spaces except for one visitor's surface parking space, to be located behind the front building wall.

10. Sidewalks: No new walks required. New accessible walkways to replace existing ones that are demolished or damaged during construction.

II. Other Development Regulations:

1. Architecture: Painted fiber cement panel or siding, composite panel or siding, masonry, EIFS up to 30% max, stucco, architectural metal panel which may be of a corrugated profile, polycarbonate panels, composite decking, exposed wood or metal, welded wire panels. Cladding may be attached with exposed fasteners.

Front building to have porch facing NW 16th.

Roof may be of any configuration, material or pitch.

Upper level window sill(s) along east/ west property lines, to be set 5'-0" min. above floor level.

2. Allowable lot size: Property may be subdivided, up to 3 lots, 2500 sf minimum each for residential structures with up to two dwelling units each. In addition a common area property, may be developed to provide a shared access easement for driveway and utilities.
3. Street Improvements: N/A
4. Other:

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, 2010, as amended.

Dumpsters/ waste: No dumpsters will be allowed within the SPUD. Trash receptacles to be screened so not visible from street.

Parking: For single family use structures- up to 2 onsite parking spaces minimum per structure. For more than single family – 1 onsite space minimum per bedroom. Covered parking or garage parking shall count toward the parking requirements.

A minimum aisle width of 22 feet shall be allowed for maneuvering for head in parking. A minimum aisle width of 10 feet shall be allowed for shared access drive to onsite parking. No minimum distance required between house and access drive(s) with a concrete curb or engineered barrier or foundation that extends 18” min. above drive.

Driveways and parking spaces, located on private property, may be constructed of compacted decomposed or crushed granite or screenings contained within concrete curb.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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, fences, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan

Legal Description for 1926 NW 16th st OKC OK 73106

Lots 13 & 14 in Block 1 of JJ Baumann Addition Oklahoma County, Oklahoma

