



**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>

<b>Staff Use Only</b>	
Case No.: SPUD	1706
File Date:	23DEC'24
Ward No.:	7
Nbhd. Assoc.:	---
School District:	OAKDALE
Extg Zoning:	AA
Overlay:	---

## APPLICATION FOR SPUD ReZONING

**Simplified Planned Unit Development District**  
 N. Ecker Drive - Lot Split for Addison Family

Project Name

11700 N. Ecker Drive, Edmond, OK 73013

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

Subdivide 5 acre parcel into two 2.5 MOL acre parcels

Summary Purpose Statement / Proposed Development

5 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

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

Name

Mailing Address

City, State, Zip Code

Phone

Email

  
 Signature of Applicant

Bradley S. Addison

Applicant's Name (please print)

11700 N. Ecker Drive

Applicant's Mailing Address

Edmond, Oklahoma 73131

City, State, Zip Code

405-537-5303

Phone

bradadd75@yahoo.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.



Tax I.D. No.: 141572011

Mail Tax Statement To:  
Grantee  
11700 N Ecker Dr  
Edmond, OK 73013

After Recording Return To:  
Element Title Services, LLC  
6805 N Classen Blvd., Ste. A  
Oklahoma City, OK 73116

**WARRANTY DEED**  
(Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS:

That **Sharon Sebert, a single person**, 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, does hereby grant, bargain, sell, and convey unto **Bradley Addison and Rebecca Addison, 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**

Whose address is: **11700 N Ecker Dr  
Edmond, OK 73013**

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

The North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

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 party 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.

Sharon Sebert

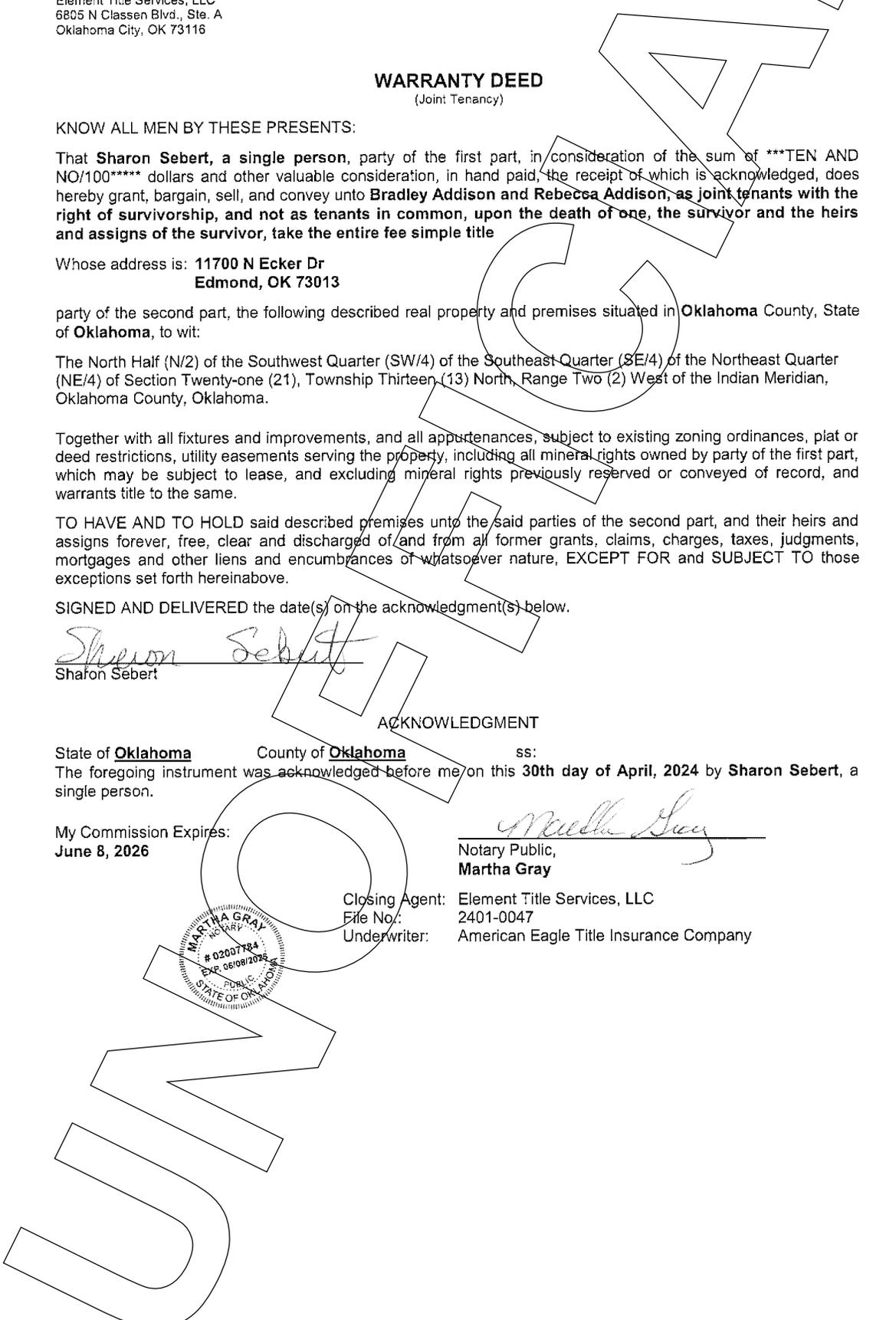
ACKNOWLEDGMENT

State of **Oklahoma** County of **Oklahoma** ss:  
The foregoing instrument was acknowledged before me on this **30th day of April, 2024** by **Sharon Sebert**, a single person.

My Commission Expires:  
**June 8, 2026**

Notary Public,  
**Martha Gray**

Closing Agent: **Element Title Services, LLC**  
File No.: **2401-0047**  
Underwriter: **American Eagle Title Insurance Company**



OAG 2024-1 – INDIVIDUAL

**Exhibit to Deed**

**AFFIDAVIT OF LAND OWNERSHIP: INDIVIDUAL**

STATE OF Oklahoma )

ss.

COUNTY OF Oklahoma )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Rebecca Addison

(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 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.
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.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

April 30, 2024

Date

The foregoing instrument was subscribed and sworn to before me this    day of April, 2024, by Rebecca Addison.

My Commission Expires: 06-08-26

My Commission Number: 02007784



NOTARY PUBLIC

OAG 2024-1 – INDIVIDUAL

**Exhibit to Deed**

**AFFIDAVIT OF LAND OWNERSHIP: INDIVIDUAL**

STATE OF Oklahoma )

ss.

COUNTY OF Oklahoma )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Bradley Addison

(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 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.
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.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

April 30, 2024

Date

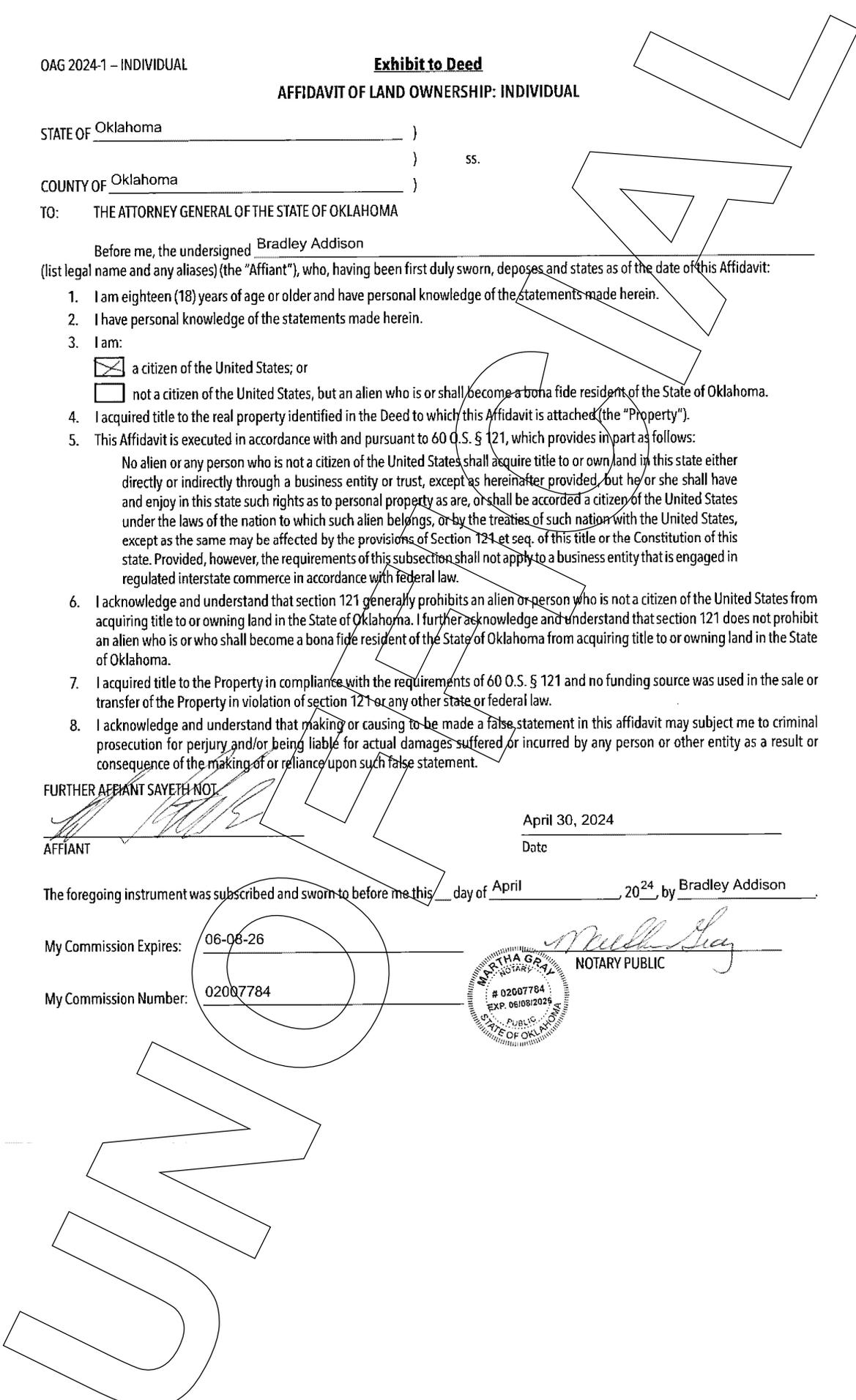
The foregoing instrument was subscribed and sworn to before me this    day of April, 20<sup>24</sup>, by Bradley Addison.

My Commission Expires: 06-08-26

My Commission Number: 02007784



NOTARY PUBLIC



### **Legal Description**

The North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

AFFIRMATION

STATE OF OKLAHOMA )  
 ) §  
COUNTY OF OKLAHOMA )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 20<sup>th</sup> day of December, 2024

[Signature]  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 20<sup>th</sup> day of December, 2024.

My Commission Expires:  
9/3/26

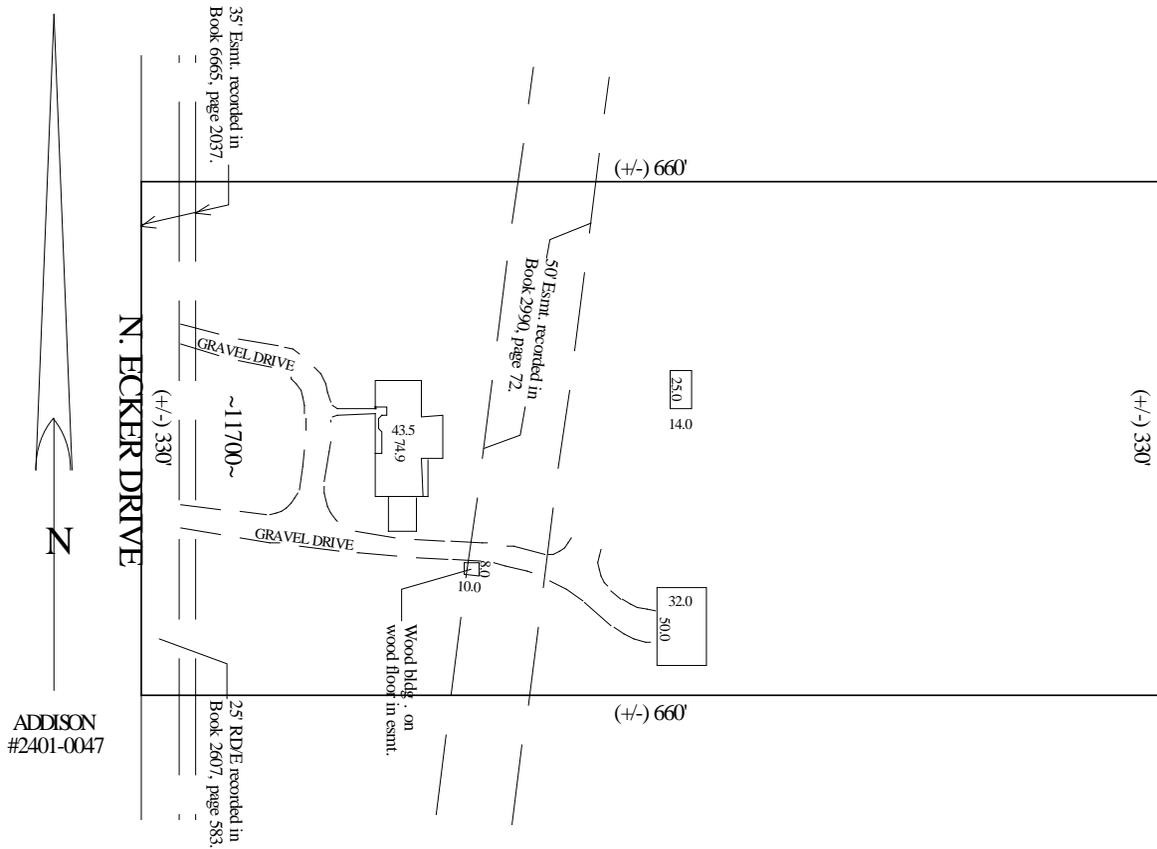
[Signature]  
Notary Public  
Commission # 02014969



name1	mailingaddress1	city	state	zipcode	legal
KEY ANDREA L DR LIVING TRUST	6701 NE 113TH ST	EDMOND	OK	73013-8356	RIVER OAKS IV 009 018 UNPLTD PT OF NE4 SEC 21 13N 2W N 1/2 OF
ADDISON BRADLEY & REBECCA	11700 N ECKER DR	EDMOND	OK	73013-8322	SW4 OF SE4 OF NE4 UNPLTD PT OF NE4 SEC 21 13N 2W S 1/2 OF
BRYANT JOE & SHURI	11919 N ECKER DR	EDMOND	OK	73013-8324	SW4 OF SE4 OF NE4 UNPLTD PT SEC 21 13N 2W 000 000 PT OF
CHANDLER CHRISTOPHER TAYLOR	11805 N ECKER DR	EDMOND	OK	73013-8323	NE4 EX E25FT UNPLTD PT SEC 21 13N 2W 000 000 PT OF
CHASTAIN JOHN T & COURTNEY L	6701 NE 115TH ST	EDMOND	OK	73013-1187	NE4
EVANS GARY A & CATHERINE L	6601 NE 113TH ST	EDMOND	OK	73013-8354	RIVER OAKS IV 009 016 UNPLTD PT OF NE4 SEC 21 13N 2W S/2 OF N
HARRIS RYAN	12233 BUNTING CIR	EDMOND	OK	73013	1/2 OF NE4 OF SW4 OF NE4 EX W25FT UNPLTD PT SEC 21 13N 2W 000 000 PT NE4
JACKSON TERESA P	11901 N AIR DEPOT BLVD	EDMOND	OK	73013	SEC 21 13N 2W BEING S2ACRS OF N/2 NE4 SE4 NE4 UNPLTD PT SEC 21 13N 2W 000 000 PT NE4
KING CALEB & MACKENNA	11900 N ECKER DR	EDMOND	OK	73013	SEC 21 13N 2W N 1/2 OF NW4 OF SE4 OF NE4 5ACRS MORE OR LESS UNPLTD PT SEC 21 13N 2W 000 000 PT OF
KING PATRICK D & DJUANA	11800 N ECKER DR	EDMOND	OK	73013-8323	NE4 EX W25FT
MANWELL BRIAN & LAURA	6825 NE 113TH ST	EDMOND	OK	73013-8358	RIVER OAKS IV 009 022
MCPHAIL MARK R & VALERIE C	6801 NE 113TH ST	EDMOND	OK	73013-8358	RIVER OAKS IV 009 021
MUNSON C A & JANIS P	6717 NE 113TH ST	EDMOND	OK	73013-8356	RIVER OAKS IV 009 019
NIEMEIER CARA S	6725 NE 113TH ST	EDMOND	OK	73013	RIVER OAKS IV 009 020
PROCTOR SCOTT M	6617 NE 113TH ST	EDMOND	OK	73013-8354	RIVER OAKS IV 009 017

SMITH MELISSA L 2014 FAMILY TRUST	11601 N ECKER DR	EDMOND	OK	73013	UNPLTD PT SEC 21 13N 2W 000 000 PT NE4 SEC 21 13N 2W S 1/2 OF SE4 OF SW4 OF NE4 EX E25FT CONT 5ACRS MORE OR LESS
WOODWARD MIKE & MICHELE	11701 N AIR DEPOT BLVD	EDMOND	OK	73013-8329	UNPLTD PT SEC 21 13N 2W 000 000 PT NE4 SEC 21 13N 2W N 1/2 OF SE4 OF SE4 OF NE4 CONT 5ACRS MORE OR LESS
WOODWARD RICHARD K & RAELEY	11805 N AIR DEPOT BLVD	EDMOND	OK	73013	UNPLTD PT SEC 21 13N 2W 000 000 PT NE4 SEC 21 13N 2W BEG 1650FT S OF NE/C OF NE4 TH W660FT S330FT E660FT N330FT TO BEG CONT 5ACRS MORE OR LESS
YARBROUGH WILMA LIVING TRUST	11701 N ECKER DR	EDMOND	OK	73013-8322	UNPLTD PT SEC 21 13N 2W 000 000 PT NE4 SEC 21 13N 2W N/2 OF SE4 SW4 NE4 EX E25FT

Subject property lies within the boundaries of Flood Zone "X", an Area of Minimal Flood Hazard as shown on Community-Panel Number 40109C0185H dated 12-18-2009.



Easement recorded in Book 146, page 119 is a blanket easement. Easement recorded in Book 2842, page 592 does not affect subject property.

### MORTGAGE INSPECTION REPORT

I, CHRISTOPHER D. HUGHES, a Professional Land Surveyor, hereby certify that I have prepared this Mortgage Inspection Report of: The North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2), West of the Indian Meridian, Oklahoma County, Oklahoma

I further certify that the improvements on the above described property, except utility connections, are entirely within the property, except as shown, there are no encroachments of the improvements thereon upon the adjoining property or of adjacent improvements upon the described property. This inspection was made for loan purposes only and no other responsibility is herein assumed. Fences and landscape features are not considered to be improvements for the purpose of this report.

The Mortgagee's inspection was prepared for identification purposes for the Mortgagee in connection with a new mortgage and it is not intended to represent a land or property line survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the landowner or occupant.

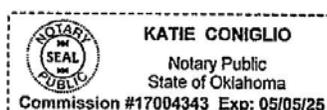
The property is known as:  
11700 N. Ecker Drive  
Oklahoma County, Oklahoma

*Christopher D. Hughes*



Subscribed and sworn to before the Undersigned, a Notary Public in and for the County and State of Oklahoma, this 23<sup>rd</sup> day of January, 2024. My Commission Expires: May 5, 2025.

*Katie Coniglio*



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-\_\_\_\_\_**  
**MASTER DESIGN STATEMENT**

**PREPARED BY:**

**Bradley Addison  
11700 N. Ecker Drive  
Edmond, OK 73013**

**405-537-5303  
bradadd75@yahoo.com**

# **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirement 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 developments 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. 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 **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
2. **Lot Requirements:**
  - a. Minimum lot size shall be two acres (87,120 square feet).
  - b. Minimum lot width along N. Ecker Drive shall be 150 feet.
  - c. Maximum lot coverage shall be thirty-five percent.
3. **Building Setback Lines**
  - a. Minimum front yard setback shall be fifty feet, measuring from adjacent street right-of-way
  - b. Minimum rear yard setback shall be twenty-five feet.
  - c. Minimum side yard shall be twenty feet.
4. **Access**

Access shall be from N. Ecker Drive.

## **5. Sidewalks**

Sidewalks are not required.

### **I. Other Development Regulations:**

#### **1. Drainage:**

Drainage improvements will be in accordance with applicable sections of the Oklahoma City Municipal Code. Private drainage ways will be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code. As such exists on the date of approval of this SPUD. Any such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance of such drainage ways will be the responsibility of the property owners within the SPUD.

### **II. Supporting Documents**

Exhibit A: Legal Description

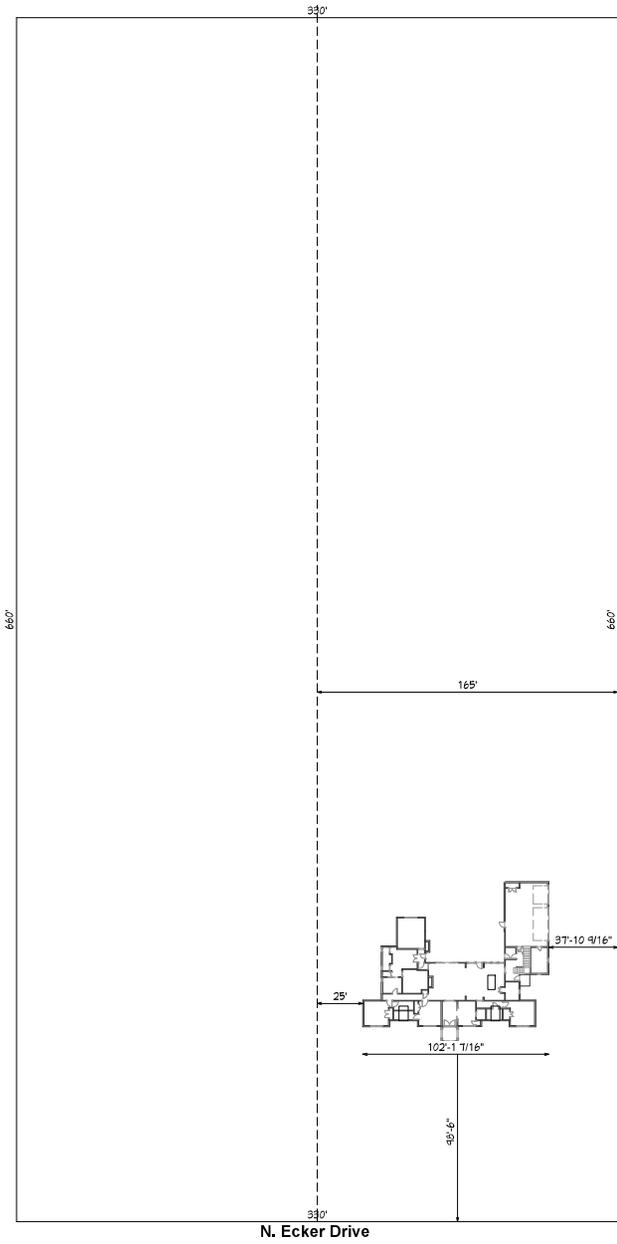
Exhibit B: Conceptual Site Plan

# **Exhibit A**

## **Legal Description**

**The North Hald (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**PROPERTY ADDRESS: 11700 N. ECKER DRIVE, EDMOND, OK 73013**



N. Ecker Drive

Plot Plan View