



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

1213 N Kelham - Residential

Project Name

1213 N Kelham Ave OKC, OK 73117

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

Applying to be able to build a single-story home on the property

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1534
File Date: 27APR'23
Ward No.: 7
Ward No.: CULBERTSON EAST
Nbhd. Assoc.: HIGHLAND NA
School District: OKC
School District: R-1
Extg Zoning:
Overlay:

4,000 sqft

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

Brit Portrey
Signature of Applicant

Britni Portrey

Applicant's Name (please print)

401 S Sooner Ave

Applicant's Mailing Address

Oklahoma City, OK 73110

City, State, Zip Code

405-219-1103

Phone

Brit@jamesgreyok.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 QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Ron Walters Homes, LLC**, party of the first part, in consideration of the sum of Ten And No/Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby quitclaim, grant, bargain, sell and convey unto

Justin D Portrey and Britni Nichole Portrey

as joint tenants and not as tenants in common, with the right 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:

For Tax Map ID(s): 027003960

02-700-3960; BATH ORCHARD ADDITION: S40FT LOTS 1 THRU 4 & N8FT VAC E&W ALLEY ADJ S OF LOTS; BLOCK 006

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered October 10, 2018

Jorge Walters
Jorge Walters, Member/Manager

Return to:
CHICAGO TITLE OKLAHOMA
3401 NW 63RD ST., STE. 300
OKLAHOMA CITY, OK 73116
710 511 804742

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of October, 2018, personally appeared Jorge Walters, Member/Manager of Ron Walters Homes, LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Member/Manager, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

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

Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed To:
Justin D Portrey
1633 NE 17th St
OKC, OK 73117

Mail Tax Statement To:
Justin D Portrey



EXEMPTION DOCUMENTARY STAMP
TAX O.S. TITLE 68, ARTICLE 32
SECTION 3202 PAR 3



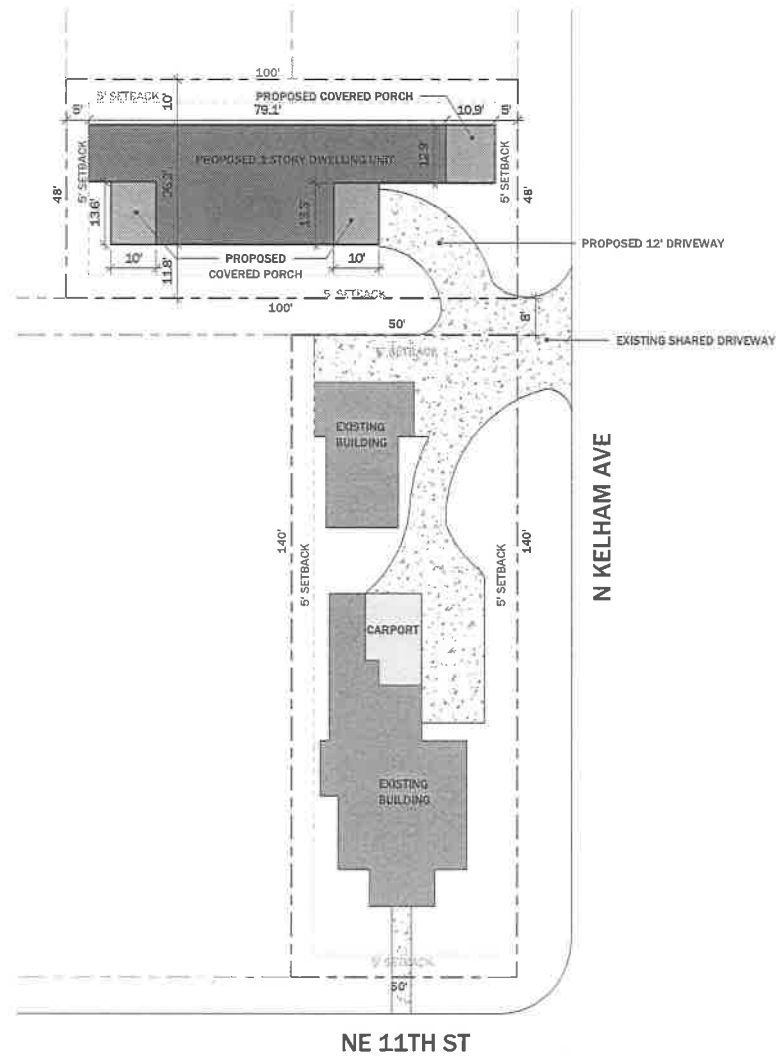
SPUD Application: EXHIBIT A

1213 N Kelham Ave OKC, OK 73117

Full Legal Description:

BATH ORCHARD ADD 006 000 S40FT LOTS 1 THRU 4 & N8FT VAC E&W ALLEY ADJ S OF LOTS

EXHIBIT B



1213 N Kelham
Ave, Oklahoma City,
OK 73117

SITE PLAN

1" = 20'-0"



C-1

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 JRC 13th 6th day of March, 2023

Brit Portrey
Applicant Signature

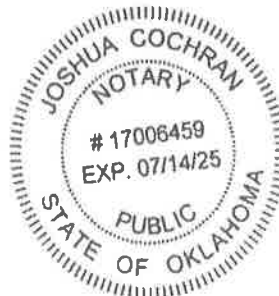
Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 13 day of March, 20 23.

My Commission Expires:

07/14/2025

Joshua Cochran
Notary Public

Commission # 17006459



NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	legal
A LIFE OF GRANTING LLC	300 NW 22ND ST	OKLAHOMA CITY	OK	73103	EDGEMONT ADDITION 003 000 LOTS 25 26 & 27
ACKERSON KATRELLE	1712 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 002 000 LOTS 17 & 18
AGUSTIN MAYRA	1628 NE 11TH ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 007 000 LOTS 3 & 4
B&F REALTY LLC	7240 NW 129TH ST	OKLAHOMA CITY	OK	73142	BATH ORCHARD ADD 007 000 LOTS 15 & 16
BEDDOE CHASE	1701 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 001 000 W6.25FT OF LOT 22 & ALL OF LOTS 23 & 24
BERRY DEANER M	1600 NE EUCLID ST	OKLAHOMA CITY	OK	73117-2642	BATH ORCHARD ADD 006 000 LOTS 17 & 18
BREAD OF LIFE BAPTIST	1235 N KELHAM AVE	OKLAHOMA CITY	OK	73117-3638	BATH ORCHARD ADD 001 000 LOTS 35 & 36
BRIGHTHAVEN GROUP LLC	6712 WILLOWRIDGE DR	WARR ACRES	OK	73122	BATH ORCHARD ADD 006 000 LOTS 19 THRU 21
BROOKS NANCY S	2101 N PAGE AVE	OKLAHOMA CITY	OK	73111-1853	EDGEMONT ADDITION 002 000 LOTS 35 & 36
CLH2 LLC	PO BOX 893191	OKLAHOMA CITY	OK	73189	EDGEMONT ADDITION 003 000 LOTS 21 & 22
DICKSON ASHLEY DAWN	1624 NE EUCLID ST	OKLAHOMA CITY	OK	73117-2642	BATH ORCHARD ADD 006 000 LOTS 5 & 6
DOWDELL JOSEPH JR	PO BOX 36222	OKLAHOMA CITY	OK	73136-2222	BATH ORCHARD ADD 007 000 LOTS 7 & 8
DRANNIK PROPERTIES LLC	1149 E BROOKS ST	NORMAN	OK	73071-3434	BATH ORCHARD ADD 001 000 LOTS 19 & 20
DRAPER KRISTEN M	1704 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 002 000 LOTS 21 & 22
FALCON INVESTMENT PROPERTIES LLC	3334 W MAIN ST STE 106	NORMAN	OK	73072	BATH ORCHARD ADD 001 000 LOTS 33 & 34
GARFIELD JONATHAN G	1713 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION BLK 001 LOT 000 W18.75FT OF LOT 18 & ALL OF LOT 19 & E12.5FT OF LOT 20
GIPSON ROBERT L & GENEVA P CO TRS	900 NE 25TH CT	MOORE	OK	73160	BATH ORCHARD ADD 006 000 LOTS 28 & 29
GOLDSMITH FRANKIE L	1612 NE 11TH ST	OKLAHOMA CITY	OK	73117-2608	BATH ORCHARD ADD 007 000 LOTS 11 & 12
GUTIERREZ GALLO EDGAR ANTONIO	1725 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 001 000 LOTS 11 & 12
HARKINS JUANITA	1700 NE 11TH ST	OKLAHOMA CITY	OK	73117-3604	EDGEMONT ADDITION 003 000 LOTS 23 & 24

OWNER	ADDRESS	CITY	STATE	PARCEL ID	DESCRIPTION
HAWKINS BETTY	1629 NE 11TH ST	OKLAHOMA CITY	OK	73117-2607	BATH ORCHARD ADD 006 000 LOTS 32 THRU 34
HOLLOWAY BETTYE L WILLIAMS	1622 NE EUCLID ST	OKLAHOMA CITY	OK	73117-2642	BATH ORCHARD ADD 006 000 LOTS 7 THRU 9
HOMES OF OKC INC	PO BOX 10328	MIDWEST CITY	OK	73140-1328	BATH ORCHARD ADD 001 000 LOTS 21 & 22
HUERTA MARIA B	1708 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 002 000 LOTS 19 & 20
JACKSON ALVIN	1611 NE 11TH ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 006 000 LOTS 24 & 25
JACKSON ESTERLITTA L	PO BOX 321144	FLOWOOD	MS	39232	BATH ORCHARD ADD 006 000 LOTS 22 & 23
JONES AMANDA	1608 NE EUCLID ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 006 000 LOTS 13 & 14
KOENKE BRIAN JEFFREY	1604 NE EUCLID ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 006 000 LOTS 15 & 16
KOFA GEORGE & MARY	1715 NE 11TH ST	OKLAHOMA CITY	OK	73117-3603	EDGEMONT ADDITION 003 000 LOTS 11 THRU 13
KOFA GEORGE K & MARY L	1715 NE 11TH ST	OKLAHOMA CITY	OK	73117-3603	EDGEMONT ADDITION 002 000 LOTS 31 & 32
LEGACY LAND LLC	1613 NE EUCLID ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 001 000 LOTS 25 & 26
LINDEN FELIX PAUL JR	1625 NE EUCLID	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 001 000 LOTS 31 & 32
MCKNIGHT KATRAL	1719 E PARK PL	OKLAHOMA CITY	OK	73117-3655	EDGEMONT ADDITION 003 000 LOTS 34 & 35
MILIC SVETISLAV	1700 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 002 000 LOTS 23 & 24
MOLL PHILIP JAMES	1621 EUCLID AVE	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 001 000 LOTS 29 & 30
MUNOZ ANA M RODRIGUEZ	1709 NE EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 001 000 W12.5FT OF LOT 20 & ALL OF LOT 21 & E18.75FT OF LOT 22
NELSON BESSIE MAE	413 WILDWOOD TER	OKLAHOMA CITY	OK	73105-1443	EDGEMONT ADDITION 002 000 LOTS 37 & 38
NICKLAS EMILY R	1717 E EUCLID ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 001 000 LOTS 16 & 17 & E6.25FT OF LOT 18
OKC CRIBS LLC	PO BOX 892737	OKLAHOMA CITY	OK	73189-2737	EDGEMONT ADDITION 003 000 LOTS 17 & 18 & VAC N HALF OF ADJ ALLEY
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 007 000 LOTS 17 & 18
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	EXEMPT
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 003 000 LOTS 19 & 20
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	EXEMPT

OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 006 000 LOTS 30 & 31 EXEMPT
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 002 000 LOTS 13 & 14 EXEMPT
OKLA CITY HOUSING AUTH	501 COUCH DR	OKLAHOMA CITY	OK	73102-2207	EDGEMONT ADDITION 002 000 LOTS 11 & 12 EXEMPT
OKLA CITY HOUSING AUTH	501 COUCH DR	OKLAHOMA CITY	OK	73102-2207	BATH ORCHARD ADD 001 000 LOTS 27 & 28 EXEMPT
OKLAHOMA CITY HOUSING	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117-3803	EDGEMONT ADDITION 002 000 LOTS 25 THRU 28
OKLAHOMA CITY HOUSING	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117-3800	BATH ORCHARD ADD 007 000 LOTS 13 & 14 EXEMPT
AUTHORITY	105 N HUDSON STE	OKLAHOMA CITY	OK		EDGEMONT ADDITION 002 000 LOTS 33 & 34
OKLAHOMA CITY URBAN	101	OKLAHOMA CITY	OK	73102	EXEMPT
OTERO ANTONIO	4301 S LINDSAY AVE	OKLAHOMA CITY	OK	73129-5436	EDGEMONT ADDITION 003 000 LOTS 14 THRU 16
PORTREY JUSTIN D	1633 NE 11TH ST	OKLAHOMA CITY	OK	73117	BATH ORCHARD ADD 006 000 LOTS 35 & 36 BATH ORCHARD ADD 006 000 S40FT LOTS 1 THRU 4 & N8FT VAC E&W ALLEY ADJ S OF
PORTREY JUSTIN D	1633 NE 11TH ST	OKLAHOMA CITY	OK	73117	LOTS
ROBERTS RAMMIE WALLACE	1707 E PARK PL	OKLAHOMA CITY	OK	73117-3655	EDGEMONT ADDITION 003 000 LOTS 28 & 29
ROGERS GREGORY	1709 NE 11TH ST	OKLAHOMA CITY	OK	73117	EDGEMONT ADDITION 002 000 LOTS 29 & 30
ROLLERSON SIDNEY	1312 GARLAND AVE	OKLAHOMA CITY	OK	73111-4710	BATH ORCHARD ADD 007 000 LOTS 1 & 2 EDGEMONT ADDITION 003 000 LOT 36 & W
ROWLAND DENNIS	PO BOX 1714	WOODWARD	OK	73802-1714	1/2 OF LOT 37
SAMANIEGO MARIA	RD	EDMOND	OK	73034	BATH ORCHARD ADD 001 000 LOTS 23 & 24
SILVAS LAURA B	PO BOX 439030	SAN YSIDRO	CA	92143-9030	BATH ORCHARD ADD 006 000 LOTS 26 & 27 BATH ORCHARD ADD 006 000 N100FT LOTS 3
SMITH EUGENE C	1628 NE EUCLID ST	OKLAHOMA CITY	OK	73117-2642	& 4
SMITH EUGENE C	1628 NE EUCLID ST	OKLAHOMA CITY	OK	73117-2642	BATH ORCHARD ADD 006 000 N100FT OF LOTS 1 & 2

TABLE PROPERTY HOLDINGS

TABLE PROPERTY HOLDINGS LLC	PO BOX 18463	OKLAHOMA CITY	OK	73154 BATH ORCHARD ADD 007 000 LOTS 9 & 10
TAYLOR HERSEY	1716 NE EUCLID ST	OKLAHOMA CITY	OK	73117-3624 EDGEMONT ADDITION 002 000 LOTS 15 & 16
WALKER DONESHA	1622 NE 11TH ST	OKLAHOMA CITY	OK	73117-2608 BATH ORCHARD ADD 007 000 LOTS 5 & 6
WALLACE RAMMIE ROBERTS ETAL	1711 E PARK PL	OKLAHOMA CITY	OK	EDGEMONT ADDITION 003 000 LOTS 30 73117 THRU 33 BATH ORCHARD ADD 006 000 LOTS 10 THRU
WILLIAMS TONIKA D	1612 NE EUCLID ST	OKLAHOMA CITY	OK	73117-2642 12 EDGEMONT ADDITION 001 000 LOTS 13
WOODFORK VANESSA R	1721 NE EUCLID ST	OKLAHOMA CITY	OK	73117 THRU 15

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

JAMES GREY HOMES, LLC
BRITNI PORTREY
401 S SOONER
OKLAHOMA CITY, OK 73110
(405) 219-1103
BRIT@JAMESGREYOK.COM

SPUD-(number) 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-1 Single-Family Residential 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:

Single-Family Residential

2. **Maximum Building Height:** 1 stories or 24-feet
3. **Maximum Building Size:** 2000 sqft
4. **Maximum Number of Buildings:** 1
5. **Building Setback Lines:**

Front Yard: 8 ft

Rear Yard: 2 ft

Side Yard: 5 ft

Corner Side Yard: N/A

6. **Sight-proof Screening:** Existing fence shall remain.

7. **Landscaping:** N/A

8. **Signs:** N/A

8.1 **Free standing accessory signs**

8.2 **Attached signs**

8.3 **Non-Accessory Signs**

8.4 **Electronic Message Display signs**

9. **Access:** Shared/Cross Access between all the lots of 1633 NE 11th and 1213 N Kelham will be permitted. One access point will be taken off of North Kelham Avenue.

10. **Sidewalks:**

Existing public sidewalks are in place as follows:

South side of NE 11th Street

East side of N. Kelham Avenue

II. Other Development Regulations:

Architecture: Standard footing or pier and beam foundation, wood frame structures, 100 % Hardie board siding with brick veneer allowed, minimum 30-year laminated composition roofing, high efficient heat and air (gas and electric).

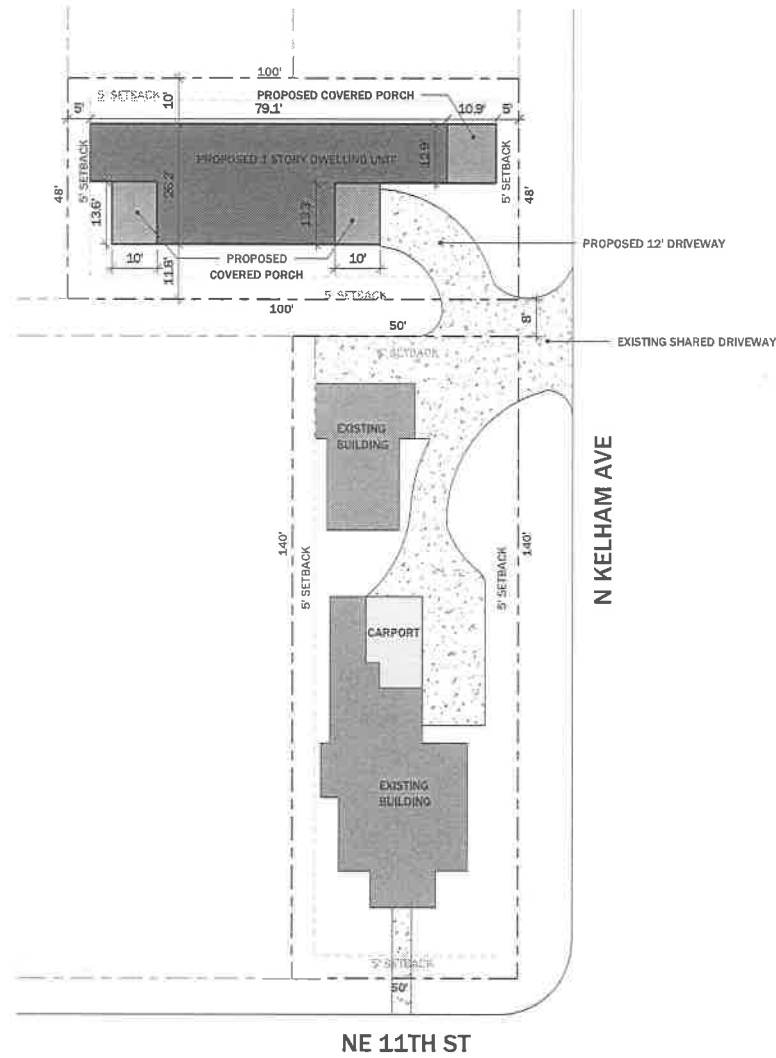
1. **Open Space:** 52% open space on the site. Common areas in the development shall be maintained by the property owner or property owners association. Common areas, including but not limited to the central pedestrian walk and shared drive shall be kept free of any structures, materials, fences, or other obstructions causing a blockage of flow or otherwise adversely affecting the conveyance of storm water.
2. **Street Improvements:** N/A
3. **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.
4. **Dumpsters:** All trash containers provided by the City of Oklahoma City are to be serviced from NE 11th Street or N. Kelham Avenue. Dumpsters shall not be allowed.
5. **Parking:** This SPUD shall provide parking spaces per the Site plan (Exhibit B) of this SPUD. The parking spaces shown in Exhibit B shall be deemed to satisfy the required parking for all uses within this SPUD.
6. **Maintenance:** The site lighting in this SPUD shall be in accordance with Chapter 24, of the Oklahoma City Municipal Code, 2020, as amended.
7. **Drainage:** The site lighting in this SPUD shall be in accordance with Chapter 16, of the Oklahoma City Municipal Code, 2020, as amended.
8. **Other:** N/A

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

EXHIBIT B



REVISIONS DATE:

PROJECT:
1213 N Kelham
Ave, Oklahoma City,
OK 73117

SITE PLAN

SCALE: 1" = 20'-0"



C-1