



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 REZONING

### Redistricting

NE 30th Street Multi-Family

Project Name

1301 NE 30th Street

Address / Location of Property to be Rezoned

Multi-family development

Purpose Statement / Proposed Development

R-4, Multiple Family Residential

Proposed Zoning District

Staff Use Only	10927
Case No.: PC	2-15-24
File Date:	W7
Ward No.:	----
Nbhd. Assoc.:	----
School District:	OKC
Extg Zoning:	R-1
Overlay:	HNO

Vacant

Present Use of Property

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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

#### Property Owner Information (if other than Applicant):

MEGA CONSTRUCTION LLC

Name

9808 Commonwealth Place

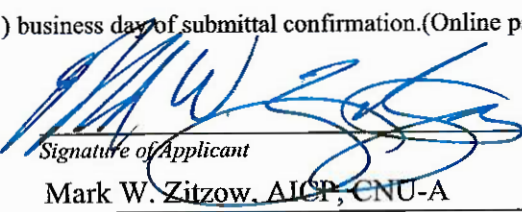
Mailing Address

Oklahoma City, OK 73159

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Mark W. Zitzow, AICP, CNU-A

Applicant's Name (please print)

1 E Sheridan Ave., STE 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

405-235-8075

Phone

mzitzow@jaokc.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.

February 14, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: 1301 NE 30<sup>th</sup> Street: Rezone Submittal**

Dear Ms. Welch:

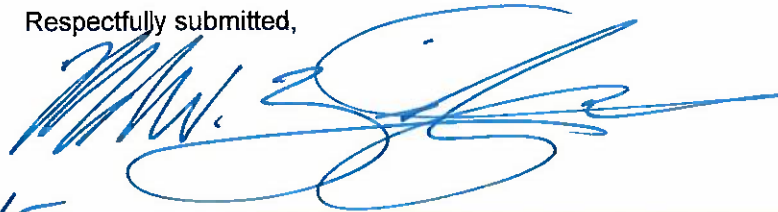
On behalf of our client, we are submitting a request for a rezone application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1301 NE 30<sup>th</sup> Street in northeast Oklahoma City. The subject site is currently zoned as R-1, "Single Family Residential" District. The application seeks to rezone this parcel to the R-4, "Multiple Family Residential" District. The proposed rezoning application, approximately 5.0 acres, will permit the proposed multi-family residential development. The proposed rezoning will aid in providing additional housing in the area while being compatible with other residential and institutional uses in the area.

Please find attached the following submittal documents for the above referenced project:

- Rezone Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Aerial with Contours
- Filing Fee of \$1,500.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **March 28, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[5708 000 / PUD]



**CORRECTION  
WARRANTY DEED**  
Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2209941  
American Security Title Insurance Company

**Know All Men by These Presents:**

THAT, New Covenant Worship Center, Inc. of Oklahoma City, Oklahoma, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Mega Construction, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

A part of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: West 5 acres of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land also being described as follows: Beginning at the Southeast corner of said Northwest Quarter (NW/4); thence N 89°54'43" W a distance of 988.24 feet for the Point of Beginning; thence N 89°54'44" W a distance of 328.42 feet; thence N 00°04'03" W a distance of 862.02 feet; thence S 89°57'20" E a distance of 329.42 feet; thence S 00°04'03" E a distance of 862.27 feet; to the Point of Beginning.

TAX ID No.: 133361200

Grantee's Mailing Address: 9808 Commonwealth Pl Okc Ok 73159

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

\*\* THIS DEED IS BEING RECORDED TO CORRECT PREVIOUS LEGAL DESC THAT WAS INCORRECT FILED IN BK 15351 pg 1794 Oklahoma County, OK \*\*  
TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs 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. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President this 17 day of January 2023

NEW COVENANT WORSHIP CENTER, INC. OF  
OKLAHOMA CITY, OKLAHOMA

\* Shirley Coffee-Cooper - Cooper  
Shirley Coffee-Cooper  
President

**EXEMPTION DOCUMENTARY STAMP**  
TAX O.S. TITLE 68, ARTICLE 32,  
SECTION 3A02 PAR 3

2209941  
Doc Stamps: \$ 0.00  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 17<sup>th</sup> day of January, 2023, personally appeared, Shirley Coffee-Cooper, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

[Signature]



## LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows; West 5 acres of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land also being described as follows: Beginning at the Southeast corner of said Northwest Quarter (NW/4); thence N 89°54'43" W a distance of 988.24 feet for the Point of Beginning; thence N 89°54'44" W a distance of 329.42 feet, thence N 00°04'03" W a distance of 662.02 feet, thence S 89°57'20" E a distance of 329.42 feet; thence S 00°04'03" E a distance of 662.27 feet, to the point of beginning.

**MEGA CONSTRUCTION, LLC**  
**9808 Commonwealth Pl.**  
**Oklahoma City, OK, 73159**  
**PH: (405)486-9498**

February 8, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

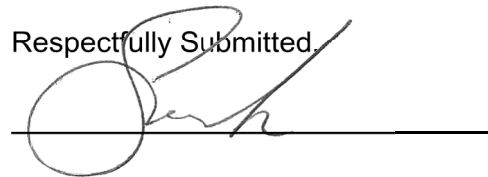
Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this rezoning application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark W. Zitzow', is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long, sweeping stroke at the end.

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5708 000/ZON

**CERTIFICATE OF BONDED ABTRACTOR**

(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 400 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: February 8, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2856225-OK99

OWNERSHIP REPORT  
ORDER 2856225-OK99

DATE PREPARED: FEBRUARY 14, 2024  
EFFECTIVE DATE: FEBRUARY 8, 2024 AT 7:30 AM

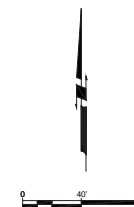
MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2692	R133361200	MEGA CONSTRUCTION LLC		9808 COMMONWEALTH PL	OKLAHOMA CITY	OK	73159	UNPLTD PT SEC 23 12N 3W	000	000	UNPLTD PT SEC 23 12N 3W 000 000 PT NW4 SEC 23 12N 3W W5ACR OF S 1/2 OF SE4 OF NW4 (SUBJECT PROPERTY)	1301 NE 30TH ST OKLAHOMA CITY
2691	R034910620	RAMPERSAD SHERRIE		9424 N COUNCIL RD	OKLAHOMA CITY	OK	73162	CAPITOL COURTS ADD	002	000	CAPITOL COURTS ADD 002 000 LOTS 12 & 13	1401 NE 29TH ST OKLAHOMA CITY
2691	R034910630	HADLEY LIV TRUST		3909 N BARTELL RD	OKLAHOMA CITY	OK	73121	CAPITOL COURTS ADD	002	000	CAPITOL COURTS ADD 002 000 LOTS 14 & 15	1405 NE 29TH ST OKLAHOMA CITY
2691	R034910495	RANI LLC		1424 NE 30TH ST	OKLAHOMA CITY	OK	73111-4000	CAPITOL COURTS ADD	002	000	CAPITOL COURTS ADD 002 000 LOTS 7 THRU 11	0 UNKNOWN OKLAHOMA CITY
2691	R038270570	GAY MARIAND, SMITH RUBY, GAY ROBERT	GAY WANDA, GARLAND BERTHA, REID MARY, C/O BERTHA JONES	25922 LAUREL PASS	SAN ANTONIO	TX	78260	HAMPTON PLACE ADD	001	000	HAMPTON PLACE ADD 001 000 LOTS 4 THRU 7	0 UNKNOWN OKLAHOMA CITY
2691	R038270300	HOPE MEMORIAL BAPTIST CHURCH		2720 PAXTON PL	SPENCER	OK	73084	HAMPTON PLACE ADD	001	000	HAMPTON PLACE ADD 001 000 LOTS 2 & 3	1204 NE 30TH ST OKLAHOMA CITY
2691	R038270285	PULLEN CAROLYN JAY	GERMANY ANTHONY D	2437 NW 110TH ST	OKLAHOMA CITY	OK	73120-7213	HAMPTON PLACE ADD	001	001	HAMPTON PLACE ADD 001 001	3000 N HAMPTON AVE OKLAHOMA CITY
2691	R038278860	GAY MARIAND, SMITH RUBY, GAY ROBERT	GAY WANDA, GARLAND BERTHA, REID MARY, C/O BERTHA JONES	25922 LAUREL PASS	SAN ANTONIO	TX	78260	HAMPTON PLACE ADD	004	000	HAMPTON PLACE ADD 004 000 LOTS 9 THRU 11	1210 J H TUCKER LN OKLAHOMA CITY
2691	R038279405	GAY MARIAND, SMITH RUBY, GAY ROBERT	GAY WANDA, GARLAND BERTHA, REID MARY, C/O BERTHA JONES	25922 LAUREL PASS	SAN ANTONIO	TX	78260	HAMPTON PLACE ADD	004	000	HAMPTON PLACE ADD 004 000 LOTS 12 TO 15	0 UNKNOWN OKLAHOMA CITY
2691	R133360405	AVALON AT OKLAHOMA CITY PH II		3221 CATES AVE NE	BROOKHAVEN	GA	30319	UNPLTD PT SEC 23 12N 3W	000	000	UNPLTD SW4 SEC 23 12N 3W BEG 1153.19FT E & 31.95 FT S OF NW/C OF SW4 TH E154.50FT S172.81FT SE24.67FT S47.07FT SE169.11FT E16.52FT S157.38FT SW ALONG A CURVE 86.31FT SW ALONG A CURVE 86.30FT NW98.22FT SW63.64FT S108.24FT E119.86FT S105.19FT E462.43FT N77.50FT NE35.36FT E95FT S504.12FT W742.48FT N1256.93FT TO BEG	

OWNERSHIP REPORT  
ORDER 2856225-OK99

DATE PREPARED: FEBRUARY 14, 2024  
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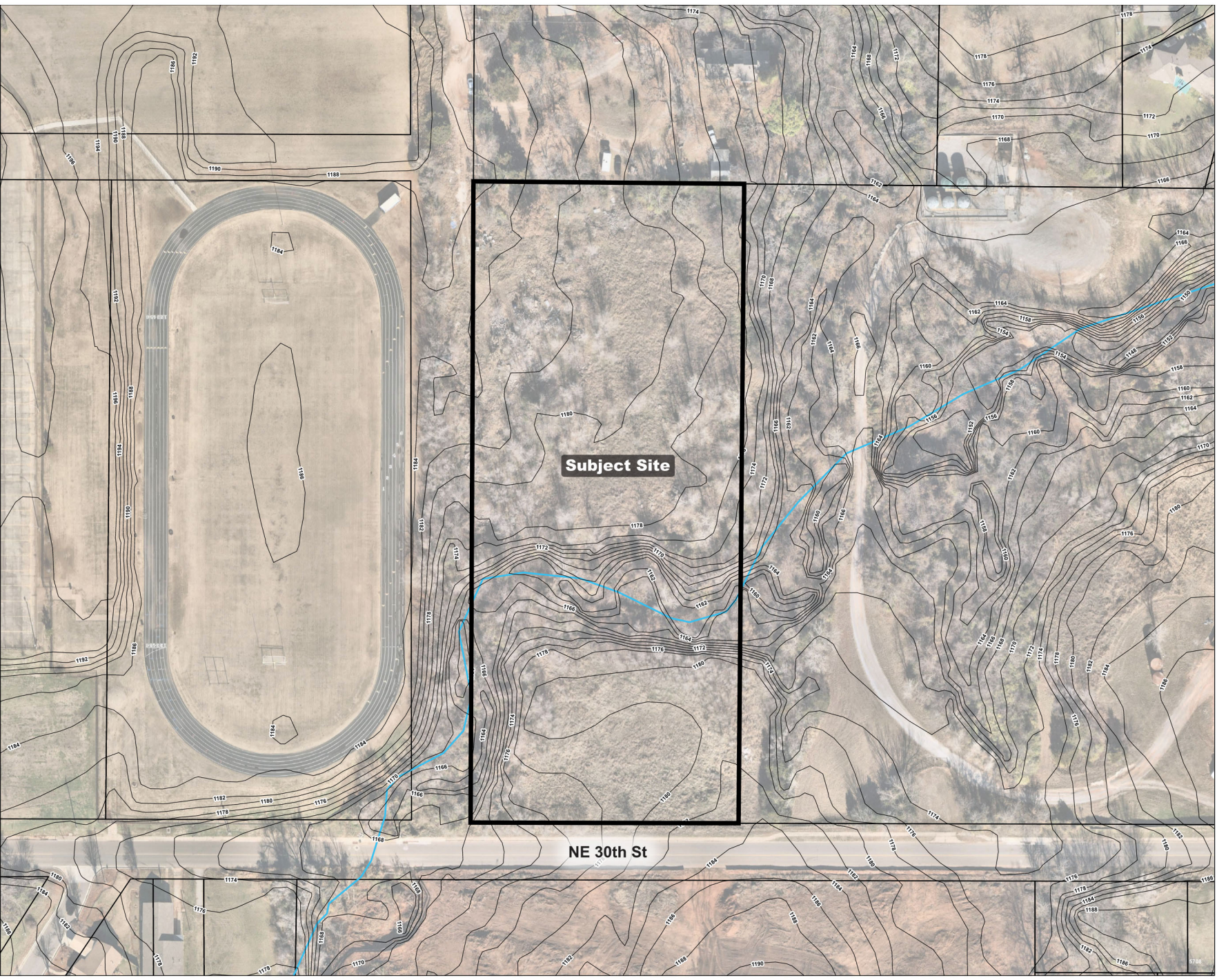
2691	R133360400	AVALON AT OKLAHOMA CITY PH I		3221 CATES AVE NE	BROOKHAVEN	GA	30319- 2351	UNPLTD PT SEC 23 12N 3W	000	000	UNPLTD PT SW4 SEC 23 12N 3W BEG 1307.69FT E & 32.01 FT S OF NW/C OF SW4 TH E587.50FT S752.72FT W95FT SW35.36FT S77.50FT W462.43FT N105.19FT W118.98FT N108.24FT NE63.64FT SE98.22FT NE ALONG A CURVE 86.30FT NE ALONG A CURVE 86.31FT N157.38FT W16.52FT NW169.11FT N47.07FT NW24.67FT N172.81FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2692	R035313800	INDEPENDENT SCHOOL	DIST # 89	900 N KLEIN AVE	OKLAHOMA CITY	OK	73106- 7036	ELLIOTT PLACE ADD	009	000	ELLIOTT PLACE ADD 009 000 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2692	R035315700	INDEPENDENT SCHOOL DISTRICT 89		PO BOX 36609	OKLAHOMA CITY	OK	73136- 6609	ELLIOTT PLACE ADD	010	000	ELLIOTT PLACE ADD 010 000	0 UNKNOWN OKLAHOMA CITY
2692	R035251255	DILLARD JESSE R		PO BOX 832512	RICHARDSON	TX	75083- 2512	PARK ESTATES 13TH	002	014	PARK ESTATES 13TH 002 014	3301 SHERMAN AVE OKLAHOMA CITY
2692	R035251265	TOMLIN RUDOLPH SR & I J		7744 NW 105TH ST	OKLAHOMA CITY	OK	73162	PARK ESTATES 13TH	002	015	PARK ESTATES 13TH 002 015	3305 SHERMAN AVE OKLAHOMA CITY
2692	R035150350	OKLA CITY OKLA BOARD OF EDUCATION	SCHOOL DIST NO 89	300 N KLEIN AVE	OKLAHOMA CITY	OK	73106	SANFORDS SUB ELLIOTS PLCE	000	000	SANFORDS SUB ELLIOTS PLCE 000 000 ALL BLKS 9 & 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2692	R133362000	RAINBO SERVICE CO		PO BOX 42177	OKLAHOMA CITY	OK	73123- 3177	UNPLTD PT SEC 23 12N 3W	000	000	UNPLTD PT SEC 23 12N 3W 000 000 PT NW4 SEC 23 12N 3W BEG 315FT E OF SW/C SE4 NW4 TH E630FT N660FT W631FT S660FT TO BEG 10ACRES EX S30FT	1335 NE 30TH ST OKLAHOMA CITY
2692	R133361700	HATTON DANIEL		1215 NE 32ND ST	OKLAHOMA CITY	OK	73111- 3902	UNPLTD PT SEC 23 12N 3W	000	000	UNPLTD PT SEC 23 12N 3W BLK 000 LOT 000 PT OF NW4 SEC 23 12N 3W BEG SW/C OF NW4 SE4 NW4 TH N286.5FT E212FT SELY273FT S157FT W455FT TO BEG EX W12.5FT	1215 NE 32ND ST OKLAHOMA CITY
2692	R133361800	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 23 12N 3W	000	000	UNPLTD PT SEC 23 12N 3W 000 000 PT OF NW4 SEC 23 12N 3W BEG 1337FT E 1323.65FT S OF NW/C THE651.4FT TH S661.5FT TH W196.5FT TH N157FT TH NWLY 273.2FT TO A PT 375FT S OF N LINE OF NW4 OF SE4 TH W212FT TH N375FT TO BEG	0 UNKNOWN OKLAHOMA CITY





Rezone Exhibit  
+/-5 Acres





## 1301 NE 30th Street

Rezone Exhibit  
+/-5 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

PH: 405-251-8875 FAX: 405-251-8875  
ENGINEERS SURVEYORS PLANNERS  
1/4/24