



**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**  
**NE 16th St & N Bath Ave**

Project Name

1465 ~~and 1467~~ NE 16th Terrace

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

To allow for the construction of a duplex development

Summary Purpose Statement / Proposed Development

Staff Use Only	1711
Case No.: SPUD	1-3-25
File Date:	W7
Ward No.:	Culbertson Est Highland NA
Nbhd. Assoc.:	OKC
School District:	R-1
Extg Zoning:	
Overlay:	

0.2583 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):**

Oklahoma City Urban Renewal Authority

Name

105 N Hudson, Suite 101

Mailing Address

Oklahoma City, OK, 73102

City, State, Zip Code

Phone

Email

*Signature of Applicant*

Mark W. Zitzow, AICP

Applicant's Name (please print)

1 E Sheridan Ave., Suite 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.

## WARRANTY DEED

(Statutory Form—Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT L. JEWEL McDONALD, single

part Y of the first part, in consideration of the sum of Ten and no/100

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto OKLAHOMA CITY URBAN RENEWAL AUTHORITY, a public

body corporate

of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lots One (1) and Two (2), in Block Three (3), in BATH HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, including all right, title and interest in and to vacated streets and alleys abutting thereon.



Fee simple, LESS AND EXCEPT oil, gas and other related minerals together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part, its successors and ~~assigns~~ assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature. Subject to restrictive covenants, easements and oil and gas leases of record.

Signed and delivered this 24th day of December, 19 71

L. Jewel McDonald  
L. Jewel McDonald

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA County of Oklahoma ss

Before me a Notary Public in and for said County and State, on this 24th day of December, 19 71, personally appeared L. JEWEL McDONALD, single

known to me to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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.

My commission expires July 16, 1975

Zeola M. Waters Notary Public

NOTE—This form supplied by TITLE GUARANTY DEPARTMENT of AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City, for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.



7207-978, Parcel 99-2 (R-35)

8CT-31-72

67849

LSTAad —

2.00

BOOK 4068 PG 1571  
**WARRANTY DEED**  
(Statutory Form—Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT HELEN L. SNEED and ADOLPH SNEED, wife and husband

part ies of the first part, in consideration of the  
sum of Ten and no/100 dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto OKLAHOMA CITY URBAN RENEWAL AUTHORITY a public  
body corporate

part Y  
of the second part, the following described real property and premises situate in Oklahoma  
County, State of Oklahoma, to-wit:

All of Lots Three (3) and Four (4), in  
Block Three (3), in  
BATH HIGHLAND ADDITION to  
Oklahoma City, Oklahoma County, Oklahoma,  
according to the recorded plat thereof,  
including all right, title and interest in and  
to vacated streets and alleys abutting thereon.



STATE OF OKLAHOMA  
OKLAHOMA COUNTY  
RECORDED & FILED  
OCT 31 1 26 PM '72  
CECIL PARHAM  
OKLA COUNTY CLERK

Fee simple, LESS AND EXCEPT oil, gas and other related minerals,  
together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part,  
its successors ~~and assigns~~ forever, free, clear and discharged of and from all former grants,  
charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Subject to restrictive covenants, easements, and oil and gas leases of record.

Signed and delivered this 27 day of October, 19 72

Helen L. Sneed  
Helen L. Sneed

Adolph Sneed  
Adolph Sneed

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, County of Oklahoma, SS.  
Before me, a Notary Public in and for said County and State, on this 27 day of October, 19 72,  
personally appeared HELEN L. SNEED and ADOLPH SNEED, wife and husband

to me known to be the identical person S, who executed the within and foregoing instrument, and acknowledged to me that  
same as their 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

My commission expires

Jan 6, 1976

Frances G. Rankins



LEGAL DESCRIPTION – Exhibit A

Lots One (1), Two (2), Three (3) and Four (4), in Block Three (3), in BATH HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 4017, Page 1990, Oklahoma County, Oklahoma

And

Book 4068, Page 1571, Oklahoma County, Oklahoma.

# OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

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December 3, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, Suite 900  
Oklahoma City, OK 73102

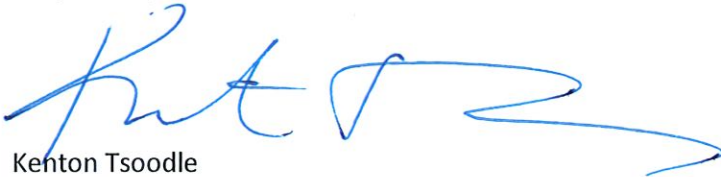
Attn: Mr. Geoff Butler, Planning Director

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

Dear Mr. Butler:

The Oklahoma City Urban Renewal Authority (OCURA) is the owner of property located at 1465 and 1467 NE 16<sup>th</sup> Terrace in Oklahoma City. As Executive Director of OCURA for the subject property, I hereby authorize Johnson & Associates to act as agents on OCURA's behalf in the submittal and processing of this Simplified Planned Unit Development application and all subsequent applications to the City of Oklahoma City regarding the SPUD. If you have any questions or comments, please feel free to contact me.

Respectfully Submitted,



Kenton Tsoodle  
Executive Director

cc: Mark Zitzow, AICP Johnson & Associates  
*File: 6013 000 / PUD*

January 2, 2025

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: NE 16<sup>th</sup> Ter and N Bath Ave: SPUD Submittal**

Dear Ms. Welch:

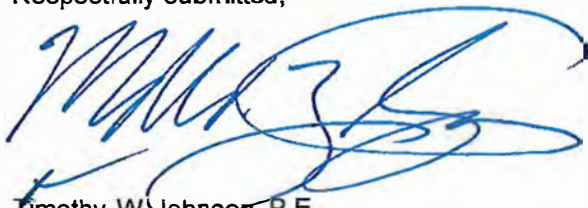
On behalf of our client, Brian Baker, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1465 and 1467 NE 16<sup>th</sup> Terrace in northeast Oklahoma City. The subject site is currently zoned as R-1 "Single-Family Residential" District and is currently undeveloped. The SPUD, will permit the proposed two-family residential development. The proposed development will complement the surrounding residential area.

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

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **February 13, 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  
[6013 000 / PUD]



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number R026580900,R026580950,R026580902 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 300ft. Radius Report  
filed in the office of the County Assessor  
on the 26th day of December, 2024  
Given under my hand and official seal this  
26th day of December, 2024

K. Burch County Assessor Deputy



Oklahoma County Assessor's  
300ft Radius Report  
12/26/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R026581500	FISHER ALVIN D	No Data	No Data	1514 NE 16TH TER	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 8 & 9	1516 NE 16TH TER OKLAHOMA CITY
R026581550	FISHER ROGGIE LEE	FISHER EVA	FISHER ALVIN	1514 NE 16TH TER	OKLAHOMA CITY	OK	73117-2626	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 10 & 11	1514 NE 16TH TER OKLAHOMA CITY
R026581575	MCFADDEN SHAUN & GINA J	No Data	No Data	11913 SKYWAY AVE	OKLAHOMA CITY	OK	73162-1046	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 12 & 13	1508 NE 16TH TER OKLAHOMA CITY
R026581600	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 14 & 15 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R026581650	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 16 & 17 EXEMPT	1616 N BATH ST OKLAHOMA CITY
R033632926	DYERWOOD HOLDINGS LLC	No Data	No Data	PO BOX 18463	OKLAHOMA CITY	OK	73154	CULBERTSON E HIGHLAND	6	0	CULBERTSON E HIGHLAND 006 000 LOTS 3 & 4	1450 NE 16TH TER OKLAHOMA CITY
R033632888	SPEAKMAN BRIANNA & ARLEN VICTOR	No Data	No Data	1454 NE 16TH TER	OKLAHOMA CITY	OK	73117-2031	CULBERTSON E HIGHLAND	6	0	CULBERTSON E HIGHLAND 006 000 LOTS 1 & 2	1454 NE 16TH TER OKLAHOMA CITY
R026581200	SPEAKMAN BRIANNA & ARLEN VICTOR	No Data	No Data	1458 NE 16TH TER	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	4	0	BATH HIGHLAND ADD 004 000 W 1/2 LOT 5 & ALL LOT 6	1458 NE 16TH TER OKLAHOMA CITY
R026581150	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	4	0	BATH HIGHLAND ADD 004 000 LOT 4 & E 1/2 OF LOT 5 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R026581100	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	4	0	BATH HIGHLAND ADD 004 000 W 1/2 LOT 2 ALL OF LOT 3 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R026581050	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	4	0	BATH HIGHLAND ADD 004 000 ALL LOT 1 & E 1/2 LOT 2	0 UNKNOWN OKLAHOMA CITY
R033630798	GOULD SHAWNA	No Data	No Data	1433 NE 15TH ST	OKLAHOMA CITY	OK	73117-2024	CULBERTSON E HIGHLAND	2	0	CULBERTSON E HIGHLAND 002 000 LOTS 35 & 36	1433 NE 15TH ST OKLAHOMA CITY
R033630722	BERRYMAN EMMA ETAL	FARRIS JOANNA	HENRY JACQUELINE F	1427 NE 15TH ST	OKLAHOMA CITY	OK	73117	CULBERTSON E HIGHLAND	2	0	CULBERTSON E HIGHLAND 002 000 LOTS 32 THRU 34	1427 NE 15TH ST OKLAHOMA CITY
R033632964	PEREZ CAROLYN SUE	No Data	No Data	1437 NE 15TH ST	OKLAHOMA CITY	OK	73117	CULBERTSON E HIGHLAND	6	0	CULBERTSON E HIGHLAND 006 000 LOTS 5 & 6	1437 NE 15TH ST OKLAHOMA CITY
R033633002	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	6	0	CULBERTSON E HIGHLAND 006 000 LOTS 7 & 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R026581250	HERD DORITA	No Data	No Data	1224 NE 37TH ST	OKLAHOMA CITY	OK	73111-5012	BATH HIGHLAND ADD	4	0	BATH HIGHLAND ADD 004 000 LOTS 7 THRU 9	1445 NE 15TH ST OKLAHOMA CITY
R026581300	GIBSON JUNE PUCKETT	No Data	No Data	1449 NE 15TH ST	OKLAHOMA CITY	OK	73117-2048	BATH HIGHLAND ADD	4	0	BATH HIGHLAND ADD 004 000 LOTS 10 THRU 12	1449 NE 15TH ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
12/26/2024

R026581700	OKLA CITY HOUSING AUTH	No Data	No Data	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 18 & 19 EXEMPT	1501 NE 15TH ST OKLAHOMA CITY
R026581750	CLAY SAMUEL	No Data	No Data	1505 NE 15TH ST	OKLAHOMA CITY	OK	73117-2621	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 20 & 21	1505 NE 15TH ST OKLAHOMA CITY
R026581800	MOTEN PHYLLIS L	No Data	No Data	PO BOX 944	NICOMA PARK	OK	73066-0944	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 22 & 23	1509 NE 15TH ST OKLAHOMA CITY
R026581850	MARBLE HOMES LLC	No Data	No Data	11408 BROCKTON PL	OKLAHOMA CITY	OK	73162	BATH HIGHLAND ADD	5	0	BATH HIGHLAND ADD 005 000 LOTS 24 & 25	1515 NE 15TH ST OKLAHOMA CITY
R031716290	GAY DELOMA	GAY DIAWANDA	No Data	2120 MESA RD	ARDMORE	OK	73401-9304	PROFFITS SUB ADD	5	0	PROFFITS SUB ADD 005 000 LOTS 31 & 32	1713 HOMA AVE OKLAHOMA CITY
R031630820	SILOAM MISSIONARY	BAPTIST CHURCH	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOTS 1 THRU 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R031631230	SILOAM MISSIONARY	BAPTIST CHURCH	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOTS 5 & 6	1512 NE 17TH ST OKLAHOMA CITY
R031631640	SILOAM MISSIONARY BAPTIST CHURCH	No Data	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOTS 7 & 8	1506 NE 17TH ST OKLAHOMA CITY
R030117400	H & M RENTALS LLC	No Data	No Data	505 NW 159TH ST	EDMOND	OK	73013-1029	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 1 & 2	1448 NE 17TH ST OKLAHOMA CITY
R031632050	MAILBOX MONEY PROPERTIES LLC	No Data	No Data	3160 W BRITTON RD, Unit DD	OKLAHOMA CITY	OK	73120	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOT 9 & E 1/2 LOT 10	1502 NE 17TH ST OKLAHOMA CITY
R030117500	GALMER WANDA FAYE	No Data	No Data	1444 NE 17TH ST	OKLAHOMA CITY	OK	73111-1104	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 3 & 4	1444 NE 17TH ST OKLAHOMA CITY
R030117600	CARR ALMA L	No Data	No Data	724 NE 15TH ST	OKLAHOMA CITY	OK	73104-4627	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 5 & 6	1440 NE 17TH ST OKLAHOMA CITY
R030117700	COX CHRISTIAN	No Data	No Data	1432 NE 17TH ST	OKLAHOMA CITY	OK	73111	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 7 & 8	1432 NE 17TH ST OKLAHOMA CITY
R031632460	WILLIAMS FRANCIS E	No Data	No Data	8132 BIGWOOD DR	OKLAHOMA CITY	OK	73135-6259	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 W 1/2 LOT 10 & ALL LOT 11	1500 NE 17TH ST OKLAHOMA CITY
R031715180	TURNER ROBERT G ETAL	TURNER BENJAMIN JR	MURRY JULIA SULLIVAN	734 N WILLOW	RIALTO	CA	92376	PROFFITS SUB ADD	5	0	PROFFITS SUB ADD 005 000 LOTS 25 & 26	0 UNKNOWN OKLAHOMA CITY
R031633690	FORSHEE LAWRENCE ETAL TR	SILOAM BAPTIST CHURCH	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOTS 14 & 15	0 UNKNOWN OKLAHOMA CITY
R031633280	SILOAM MISSIONARY	BAPTIST CHURCH	ATTN REV KING	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117	STOUTS SUB BLK 4	1	13	STOUTS SUB BLK 4 001 013	0 UNKNOWN OKLAHOMA CITY
R031715550	SILOAM MISSIONARY	BAPTIST CHURCH	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	PROFFITS SUB ADD	5	0	PROFFITS SUB ADD 005 000 LOTS 27 & 28 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R026580650	COMMUNITY ENHANCEMENT CORP	No Data	No Data	420 W MAIN ST FL 10	OKLAHOMA CITY	OK	73102-4437	BATH HIGHLAND ADD	2	0	BATH HIGHLAND ADD 002 000 LOTS 8 THRU 11 EX N25FT	1516 NE 16TH ST OKLAHOMA CITY
R026580900	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	3	0	BATH HIGHLAND ADD 003 000 LOTS 1 & 2 EXC N25FT EXEMPT	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
12/26/2024

R026581000	WALLACE PAUL E SR	ARINWINE COLETTE LEANNA MARIA	No Data	16624 SUNNY HOLLOW RD	EDMOND	OK	73012-6745	BATH HIGHLAND ADD	3	0	BATH HIGHLAND ADD 003 000 LOTS 5 & 6 LESS N25FT	1455 NE 16TH TER OKLAHOMA CITY
R033630038	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	1	0	CULBERTSON E HIGHLAND 001 000 LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033630114	MILLER HELEN MAYE	No Data	No Data	3173 S 89TH EAST AVE	TULSA	OK	74145-1624	CULBERTSON E HIGHLAND	2	0	CULBERTSON E HIGHLAND 002 000 LOTS 1 & 2	1434 NE 16TH ST OKLAHOMA CITY
R033630076	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	1	0	CULBERTSON E HIGHLAND 001 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033630152	WILLIAMS MILTON WAYNE SR & BARBARA JEAN	No Data	No Data	11228 E WILSHIRE BLVD	SPENCER	OK	73084-6610	CULBERTSON E HIGHLAND	2	0	CULBERTSON E HIGHLAND 002 000 LOTS 3 & 4	1428 NE 16TH ST OKLAHOMA CITY
R030119700	BARKUS VANESSA E	No Data	No Data	1442 MONTICELLO CT	OKLAHOMA CITY	OK	73111-3072	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 47 & 48	1445 NE 16TH ST OKLAHOMA CITY
R030119650	YEAGER O G & LUBERTA	No Data	No Data	1441 NE 16TH ST	OKLAHOMA CITY	OK	73117-2028	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 45 & 46	1441 NE 16TH ST OKLAHOMA CITY
R030119600	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 43 & 44 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R030119500	OKLA CITY HOUSING AUTH	No Data	No Data	501 COUCH DR	OKLAHOMA CITY	OK	73102-2207	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 41 & 42 EXEMPT	1433 NE 16TH ST OKLAHOMA CITY
R030119400	STAREDRUZE PROPERTIES LLC	No Data	No Data	1149 E BROOKS ST	NORMAN	OK	73071	BANCROFT ADDITION	4	0	BANCROFT ADDITION 004 000 LOTS 39 & 40	1429 NE 16TH ST OKLAHOMA CITY
R031634510	SILAM BAPTIST CHURCH	No Data	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOTS 17 THRU 21 EXEMPT	1513 NE 16TH ST OKLAHOMA CITY
R031632880	OKLA NATURAL GAS CO	No Data	No Data	0 Unknown	0 Unknown	NO	0	STOUTS SUB BLK 4	1	12	STOUTS SUB BLK 4 001 012 BEG AT NE&C LOT 12 BLK 1 TH W12FT S12FT E12FT N12FT TO BEG PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
R031632870	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102	STOUTS SUB BLK 4	1	12	STOUTS SUB BLK 4 001 012 EX A TR 12FT BY 12FT IN NE/C	0 UNKNOWN OKLAHOMA CITY
R026580850	DOYLE DANIEL & INDIA TORI LEIGH	No Data	No Data	1501 NE 16TH TER	OKLAHOMA CITY	OK	73117-2633	BATH HIGHLAND ADD	2	17	BATH HIGHLAND ADD 002 017	1501 NE 16TH TER OKLAHOMA CITY
R026580825	RC PLATINUM ENTERPRIZ INC	No Data	No Data	PO BOX 20839	OKLAHOMA CITY	OK	73156-0839	BATH HIGHLAND ADD	2	0	BATH HIGHLAND ADD 002 000 W8FT LOT 15 & ALL LOT 16	1505 NE 16TH TER OKLAHOMA CITY
R026580800	TYSON VIVIAN JENELL	No Data	No Data	1507 NE 16TH TER	OKLAHOMA CITY	OK	73117-2633	BATH HIGHLAND ADD	2	0	BATH HIGHLAND ADD 002 000 LOT 14 & E17FT LOT 15	1507 NE 16TH TER OKLAHOMA CITY
R026580750	OKLAHOMA HERITAGE GROUP LLC	No Data	No Data	1600 NW 9TH ST	OKLAHOMA CITY	OK	73106	BATH HIGHLAND ADD	2	0	BATH HIGHLAND ADD 002 000 LOTS 12 & 13	0 UNKNOWN OKLAHOMA CITY
R026580700	CITY OF OKLAHOMA CITY	No Data	No Data	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	BATH HIGHLAND ADD	2	0	BATH HIGHLAND ADD 002 000 N25FT OF LOTS 8 THRU 11	0 UNKNOWN OKLAHOMA CITY
R026580902	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	3	0	BATH HIGHLAND ADD 003 000 N25FT LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY

19-1028

2  
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19  
4  
60

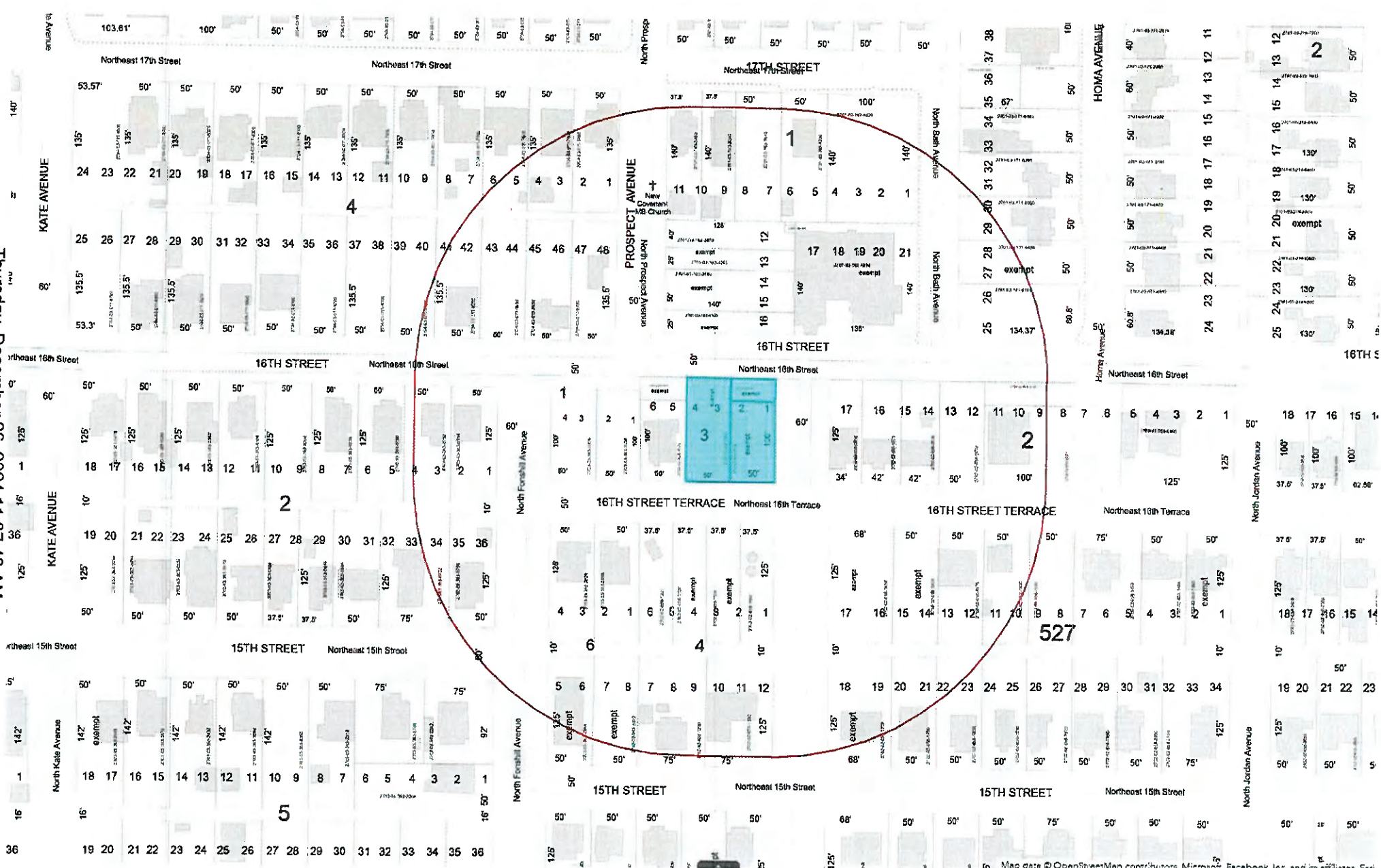


Oklahoma County Assessor's  
300ft Radius Report  
12/26/2024

R026580950	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	3	0	BATH HIGHLAND ADD 003 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R026580990	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	3	0	BATH HIGHLAND ADD 003 000 N25FT OF LOTS 5 & 6 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R031715920	HOWELL LORRAINE ALEXANDER	No Data	No Data	112 LITESPEED LN SW	HUNTSVILLE	AL	35824	PROFFITTS SUB ADD	5	0	PROFFITTS SUB ADD 005 000 LOTS 29 & 30	1709 HOMA AVE OKLAHOMA CITY
R031634100	SILAM BAPTIST CHURCH	No Data	No Data	1513 NE 16TH ST	OKLAHOMA CITY	OK	73117-2658	STOUTS SUB BLK 4	1	0	STOUTS SUB BLK 4 001 000 LOT 16 EXEMPT	0 UNKNOWN OKLAHOMA CITY

3 A

Thursday, December 26, 2024 11:37:48 AM -



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(\_\_\_\_)**

**MASTER DESIGN STATEMENT**

*NE 16<sup>th</sup> Ter and N Bath Ave*

**1465 and 1467 NE 16<sup>th</sup> Terrace**

**January 2, 2025**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
6013



# **SPUD-( ) 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).*

## **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.

1. This site will be developed in accordance with the regulation of the **R-2, "Medium-Low Density 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:

- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

2. **Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

The maximum number of buildings within this SPUD shall be per the base zoning.

**5. Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 75%.

**6. Minimum Lot Size:**

The minimum lot size within this SPUD shall be 2,000 square feet.

**7. Minimum Lot Width:**

The minimum lot width within this SPUD shall be 25 feet per dwelling unit.

**8. Building Setback Lines:**

Front Yard: 10 feet, garages shall be required an 18-foot setback from the back of the sidewalk

Side Yard: 3 feet

Rear Yard: 10 feet

Corner Side Yard: 3 feet

Setbacks between internally divided parcel shall be zero (0) feet, except as required by building and fire codes.

**9. Sight-proof Screening:**

Sight-proof fencing shall not be required for this SPUD.

**10. Landscaping:**

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

**11. Signs:**

Signage shall not be permitted for this SPUD.

**12. Vehicular Access:**

Per subdivision regulations.

**13. Sidewalks:**

There are existing sidewalks along NE 16<sup>th</sup> St., NE 16<sup>th</sup> Terr. and N Bath Ave. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

**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:**

N/A

**6. Parking:**

One (1) parking space per unit shall be required within this SPUD. Garages shall not be required within this SPUD. However, any garage constructed shall count toward the parking requirement.



The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

N/A

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**9. Subdivision:**

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

**10. Other:**

**10.1 Common Areas:** Not Required

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

