



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
 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

~~KNOWING~~ 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 OKLAHOMACounty of Oklahoma

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

OFFICIAL SEAL
FRANCES G. RANKINS
Notary Public - California
Principal Office in
Los Angeles County
My Commission Expires Jan. 6, 1976

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

December 3, 2024

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

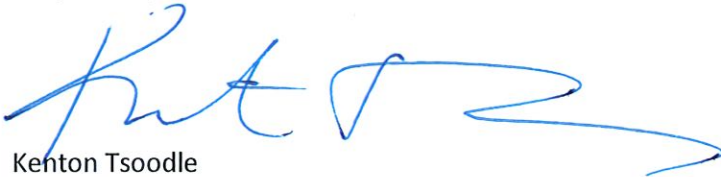
Attn: Mr. Geoff Butler, Planning Director

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 16th 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, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: NE 16th Ter and N Bath Ave: SPUD Submittal

Dear Ms. Welch:

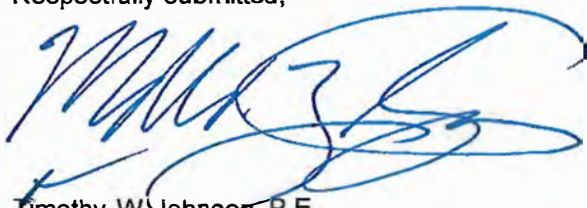
On behalf of our client, Brian Baker, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1465 and 1467 NE 16th Terrace in northeast Oklahoma City. The subject site is currently zoned as R-1 "Single-Family 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 | NO | 0 | 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

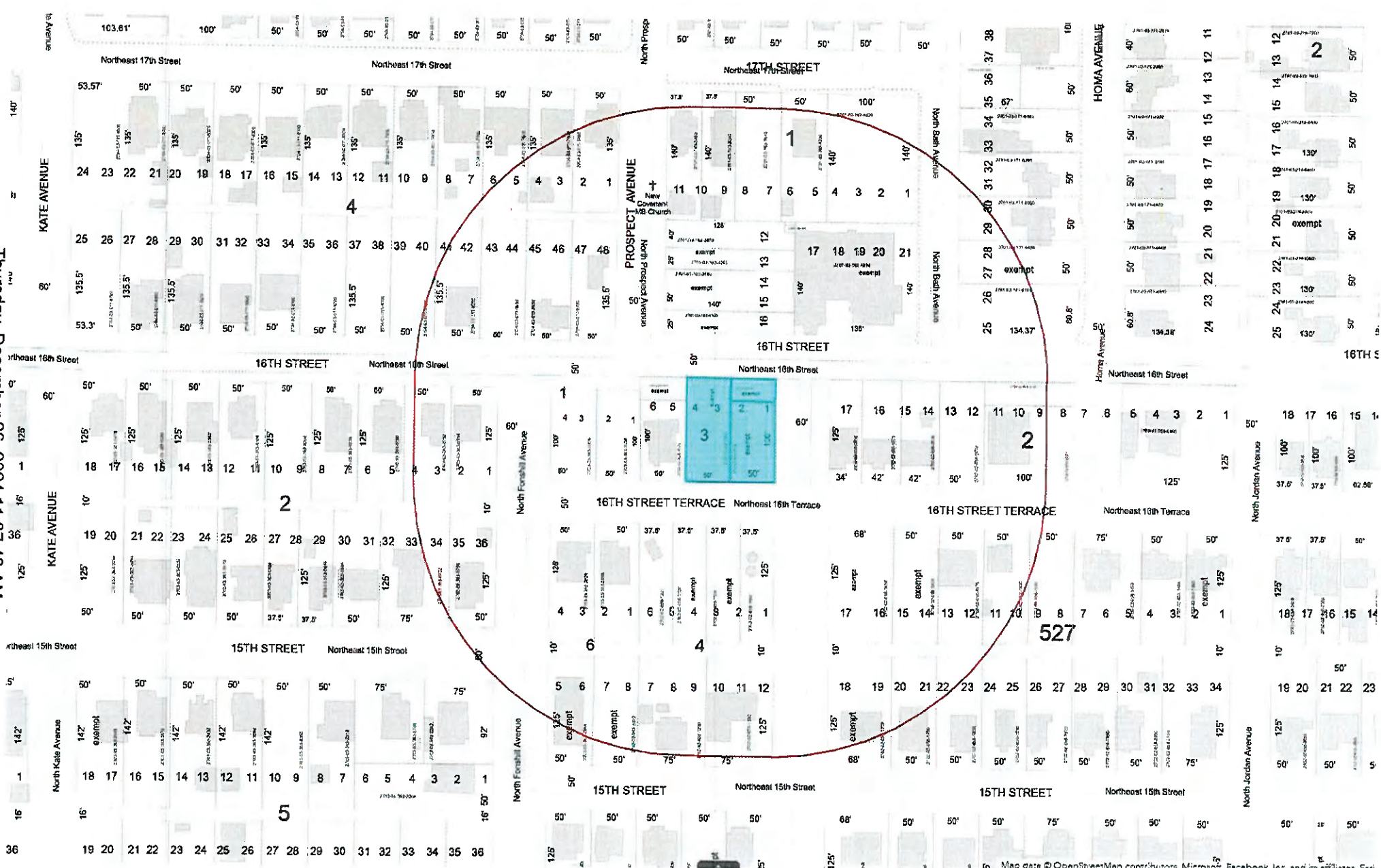
2
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Oklahoma County Assessor's
300ft Radius Report
12/26/2024

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|------------|---------------------------------|----------------------|---------|-----------------------------|---------------|----|------------|-------------------------|---|---|---|--------------------------------|
| 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 16th Ter and N Bath Ave

1465 and 1467 NE 16th 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 16th St., NE 16th 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

