



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
 Accessory Dwelling Unit (ADU)

Project Name

3009 NW 16th, OKC, OK 73107

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

Build Accessory Dwelling Unit in Backyard of Primary Residence

Summary Purpose Statement / Proposed Development

Case No.:	SPUD 1640
File Date:	5-16-24
Ward No.:	W6
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	R-1
Overlay:	-----

0.17 Acres

ReZoning Area (Acres or Square Feet)

- ☐ 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):

JOSH WEST

Name

2151 AVENIDA MAGDELENA

Mailing Address

SAN CLEMENT, CA 92672

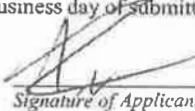
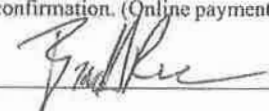
City, State, Zip Code

949-444-9028

Phone

kitsmillera@gmail.com

Email

Gene Kitsmiller (and/or Brad Rice)

Applicant's Name (please print)

1704 W Sorghum Mill (1109 River Chase)

Applicant's Mailing Address

Edmond, OK 73025 (Edmond, OK 73025)

City, State, Zip Code

918-688-9387 (918-269-8586)

Phone

kitsmillera@gmail.com (brice@newmarkrp)

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.



Tax I.D.No. 065189540

Mail Tax Statement To:

215 E. Avenida Magdalena
San Clemente, CA 92672

After Recording Return To:

Legacy Title of Oklahoma, LLC
501 SE 4th St., Ste A
Moore, OK 73160
Attn: Policy Dept
Leg 2024-4883-LK

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That CCJ Holdings, LLC, party of the first part, in consideration of the sum of **TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto

Josh West

Property Address Is: 3009 NW 16th St Oklahoma City, OK 73107

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

All of Lots Forty-One (41) and Forty-Two (42), of Block Eighteen (18), in MILAM PLACE, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

CCJ Holdings LLC, an Oklahoma Limited Liability Company

By: [Signature]
Shawn McVicker, Managing Member

ACKNOWLEDGMENT

State of OKLAHOMA

ss:

County of OKLAHOMA

The foregoing instrument was acknowledged before me on 26 day of January, 2024 by Shawn McVicker, Member-Manager of CCJ Holdings LLC, an Oklahoma Limited Liability Company.

My Commission Expires: 7/17/25

[Signature]
Notary Public



OAG 2024-1 – INDIVIDUAL

Exhibit to Deed
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)

ss.

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Josh West (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - ☒ A citizen of the United States; or
 - ☐ Not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows.

No alien or any person who is not citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT - Josh West

DATE

19th day of January, 2024

The foregoing instrument was subscribed and sworn to before me this _____ day of January, 2024 by Josh West.

NOTARY PUBLIC - _____

My Commission Expires: _____

My Commission Number: _____

See attached
1/19/24

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On Jan 19th 2024 before me, Eileen Macias, Notary Public
(insert name and title of the officer)

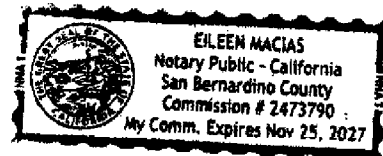
personally appeared Joshua West
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



Full Legal Description: MILAM PLACE ADDITION 018 000 LOTS 41 & 42

3009 NW 16th, OKC OK 73107

Letter of Authorization

I, Joshua West, property owner of record for 3009 NW 16th, Oklahoma City, OK 73107, authorize Anthony Gene Kitsmiller and/or Brad Rice to be designated representatives to make application for municipal approvals and do all things necessary for the advancement of such application for a SPUD for an accessory dwelling unit addition at this location.

Property Address:

3009 NW 16th

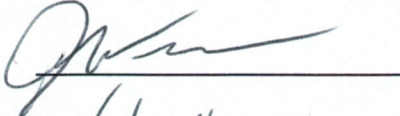
Oklahoma City, OK 73107

Oklahoma County Record Number:

R065189540

By: Joshua West

Signature:



Date:

05/14/2024

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R065189540** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

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 Joe F. Rudis Report

filed in the office of the County Assessor
on the 13 day of May, 2024

Given under my hand and official seal this
13 day of May, 2024

County Assessor

TF Deputy

**Oklahoma County Assessor's
300ft Radius Report
5/13/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R064540240	TB HOLDINGS LLC	No Data	No Data	6001 NW EXPRESSWAY	OKLAHOMA CITY	OK	73132-5106	SHARTEL BOULEVARD	1	0	SHARTEL BOULEVARD BLK 001 LOT 000 LOTS 5 THRU 21 & ALL OF VACATED ALLEY LYING E OF LOTS 12 13 & W OF LOT 14 & A PT OF VACATED E/W ALLEY ALSO DESCRIBED AS BEG NE/C LT 5 TH W380FT S280.20FT E349.80FT N135FT W15FT N10.20FT E45FT N135FT TO BEG	3020 NW 16TH ST OKLAHOMA CITY
R065188980	SKINNER DANNY E OR CHERYL TRS	SKINNER LOVE FAMILY TRUST	No Data	2945 NW 16TH ST	OKLAHOMA CITY	OK	73107-4718	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 S90FT OF LOTS 24 25 & 26	2945 NW 16TH ST OKLAHOMA CITY
R064383000	RUIZ EVELYN BEATRIZ	No Data	No Data	2943 NW 15TH ST	OKLAHOMA CITY	OK	73107-4714	STANLEY HEIGHTS ADD	1	0	STANLEY HEIGHTS ADD 001 000 LOTS 28 & 29	2943 NW 15TH ST OKLAHOMA CITY
R064382800	RUIZ EVELYN BEATRIZ & JOSE A	No Data	No Data	2943 NW 15TH ST	OKLAHOMA CITY	OK	73107-4714	STANLEY HEIGHTS ADD	1	0	STANLEY HEIGHTS ADD 001 000 LOTS 26 & 27	2947 NW 15TH ST OKLAHOMA CITY
R064540510	HERNANDEZ ROSA E ACOSTA	No Data	No Data	3001 NW 15TH ST	OKLAHOMA CITY	OK	73107-4716	SHARTEL BOULEVARD	1	0	SHARTEL BOULEVARD 001 000 LOTS 30 & 31	3001 NW 15TH ST OKLAHOMA CITY
R064540480	SMITH KENNETH JR & LISA	No Data	No Data	3005 NW 15TH ST	OKLAHOMA CITY	OK	73107-4716	SHARTEL BOULEVARD	1	0	SHARTEL BOULEVARD 001 000 LOTS 26 THRU 29	3005 NW 15TH ST OKLAHOMA CITY
R064540420	HIS & HERS PROPERTIES LLC	No Data	No Data	2532 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112-3751	SHARTEL BOULEVARD	1	0	SHARTEL BOULEVARD 001 000 LOTS 24 & 25	3015 NW 15TH ST OKLAHOMA CITY
R064540390	OXLAJI BONIFACIO ETAL	POJOY ALVA YOLANDA GONZALEZ	No Data	3017 NW 15TH ST	OKLAHOMA CITY	OK	73107	SHARTEL BOULEVARD	1	0	SHARTEL BOULEVARD 001 000 LOTS 22 & 23	3017 NW 15TH ST OKLAHOMA CITY
R065189000	RUACH PROPERTY MANAGEMENT LLC	No Data	No Data	1831 NW 16TH ST	OKLAHOMA CITY	OK	73106	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 LOTS 27 & 28	2937 NW 16TH ST OKLAHOMA CITY
R065188990	GRAY JERRY & SHERRI	No Data	No Data	10417 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 N60FT OF LOTS 24 25 & 26	1710 N BROOKLINE AVE OKLAHOMA CITY
R065189580	MENNELL BRIAN G	No Data	No Data	3001 NW 16TH ST	OKLAHOMA CITY	OK	73107-4720	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 45 & 46	3001 NW 16TH ST OKLAHOMA CITY
R065189560	RAMBO DENNIS & E CAROLYN TRS	RAMBO D E & E C 1998 REV FAMILY TRUST	No Data	3005 NW 16TH ST	OKLAHOMA CITY	OK	73107-4720	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 43 & 44	3005 NW 16TH ST OKLAHOMA CITY
R065189540	WEST JOSH	No Data	No Data	2151 AVENIDA MAGDELENA	SAN CLEMENT	CA	92672	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 41 & 42	3009 NW 16TH ST OKLAHOMA CITY
R065189520	BREWER DONALD G	No Data	No Data	3013 NW 16TH ST	OKLAHOMA CITY	OK	73107	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 39 & 40	3013 NW 16TH ST OKLAHOMA CITY
R065189500	ROARK DOUGLAS S	No Data	No Data	3017 NW 16TH ST	OKLAHOMA CITY	OK	73107-4720	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 37 & 38	3017 NW 16TH ST OKLAHOMA CITY
R065189480	ARREAGA HUGO B GRAMAJO & DORITA O	No Data	No Data	3021 NW 16TH ST	OKLAHOMA CITY	OK	73107-4720	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 35 & 36	3021 NW 16TH ST OKLAHOMA CITY
R065189420	GRAMAJO HUGO B ETAL	GRAMAJO DORITA OTILIA	GRAMAJO HUGO C	3033 NW 16TH ST	OKLAHOMA CITY	OK	73107	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 29 & 30	3033 NW 16TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
5/13/2024**

R065189200	WOLF BECKY ANN	No Data	No Data	8325 S ROCKWELL AVE	OKLAHOMA CITY	OK	73169-4603	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 PT LTS 1 THRU 3 BEG SE/C LT 1 TH N50FT W48.5FT S41.2FT W19.2FT S8.8FT E67.7FT TO BEG	1713 N BROOKLINE AVE OKLAHOMA CITY
R064382200	CASTILLO YOLANDA N	No Data	No Data	729 N CHISHOLM RD	OKLAHOMA CITY	OK	73127	STANLEY HEIGHTS ADD	1	0	STANLEY HEIGHTS ADD 001 000 LOTS 19 20 & 21	2938 NW 16TH ST OKLAHOMA CITY
R064382400	BEESON MILTON LEROY	No Data	No Data	5839 RAVON RD	GRANBY	MO	64844	STANLEY HEIGHTS ADD	1	0	STANLEY HEIGHTS ADD 001 000 LOTS 22 & 23	2942 NW 16TH ST OKLAHOMA CITY
R064382600	AVILA BEATRIZ	No Data	No Data	2946 NW 16TH ST	OKLAHOMA CITY	OK	73107-4719	STANLEY HEIGHTS ADD	1	0	STANLEY HEIGHTS ADD 001 000 LOTS 24 & 25	2946 NW 16TH ST OKLAHOMA CITY
R064540030	NGUYEN UYEN	No Data	No Data	3002 NW 16TH ST	OKLAHOMA CITY	OK	73107-4721	SHARTEL BOULEVARD	1	1	SHARTEL BOULEVARD 001 001	3002 NW 16TH ST OKLAHOMA CITY
R064540060	DELEON LUCIO	No Data	No Data	3004 NW 16TH ST	OKLAHOMA CITY	OK	73107-4721	SHARTEL BOULEVARD	1	2	SHARTEL BOULEVARD 001 002	3004 NW 16TH ST OKLAHOMA CITY
R064540090	CLARK HENRY C & SARAH W	No Data	No Data	3008 NW 16TH ST	OKLAHOMA CITY	OK	73107-4721	SHARTEL BOULEVARD	1	3	SHARTEL BOULEVARD 001 003	3008 NW 16TH ST OKLAHOMA CITY
R064540120	RODAS MAX JESSY	No Data	No Data	7205 N COMANCHE AVE	OKLAHOMA CITY	OK	73132	SHARTEL BOULEVARD	1	4	SHARTEL BOULEVARD 001 004	3012 NW 16TH ST OKLAHOMA CITY
R065188320	HOMMEL LOUIS G	No Data	No Data	3520 S GOULD ST	OKLAHOMA CITY	OK	73129-6728	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 45 & 46	3001 NW 17TH ST OKLAHOMA CITY
R065188300	MARTINEZ CARLOS	No Data	No Data	RR 1 BOX 123G	CASHION	OK	73016-9732	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 43 & 44	3005 NW 17TH ST OKLAHOMA CITY
R065188280	MCADAMS BENJAMIN T	No Data	No Data	3009 NW 17TH ST	OKLAHOMA CITY	OK	73107-3903	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 41 & 42	3009 NW 17TH ST OKLAHOMA CITY
R065188580	LOPEZ AMILCAR	BARRIOS ARCADIA	No Data	5420 NW 16TH ST	OKLAHOMA CITY	OK	73127	MILAM PLACE ADDITION	16	0	MILAM PLACE ADDITION 016 000 LOTS 24 & 25	2943 NW 17TH ST OKLAHOMA CITY
R065188260	POTTS JAMES E	No Data	No Data	3413 DUVALL DR	PLANO	TX	75025	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 39 & 40	3013 NW 17TH ST OKLAHOMA CITY
R065188240	DELEON RUBEN	No Data	No Data	5113 NW 18TH TER	OKLAHOMA CITY	OK	73127-2857	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 37 & 38	3017 NW 17TH ST OKLAHOMA CITY
R065188220	MILLER DAVID A & CHARLEY	No Data	No Data	3021 NW 17TH ST	OKLAHOMA CITY	OK	73107-3903	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 35 & 36	3021 NW 17TH ST OKLAHOMA CITY
R065188200	CARY SAMUEL T	No Data	No Data	3025 NW 17TH ST	OKLAHOMA CITY	OK	73107-3903	MILAM PLACE ADDITION	15	0	MILAM PLACE ADDITION 015 000 LOTS 33 & 34	3025 NW 17TH ST OKLAHOMA CITY
R065188920	MAZARIEGOS ANTONIO	No Data	No Data	2934 NW 17TH ST	OKLAHOMA CITY	OK	73107	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 LOTS 18 & 19	2934 NW 17TH ST OKLAHOMA CITY
R065188940	MALDONADO HUBER & MARIBEL C	No Data	No Data	620 N RAMPART BLVD	LOS ANGELES	CA	90026	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 LOTS 20 & 21	2938 NW 17TH ST OKLAHOMA CITY
R065188960	COMPLETE HOME RENTALS LLC	No Data	No Data	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 N72.40FT OF LOTS 22 & 23	2942 NW 17TH ST OKLAHOMA CITY
R065189180	CHAPMAN JACKIE LF EST ETAL	FOSS BLAIR CHAPMAN	CHAPMAN DUTCH R	3304 NW 45TH TER	OKLAHOMA CITY	OK	73112	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 PT OF LOTS 1 2 & 3 BEG AT NE/C OF LT 1 TH W61.8FT SWLY86.8FT SWLY37FT S17.5FT E19.2FT N41.2FT E48.5FT N100FT TO BEG	3000 NW 17TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
5/13/2024**

R065189220	MORGAN JAYOLENE RAE TRS & LIV TRUST	PACHECO ANTONIO TRS & LIV TRUST	No Data	2813 NW 47TH ST	OKLAHOMA CITY	OK	73112	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 ALL LOTS 4 & 5 & THAT PT LOT 3 LYING WEST OF FOLLOWING DESCRIBED TR BEG 13.2FT E OF NW/C LT 3 TH SWLY86.8FT TO A POINT 12.2FT E OF W SIDE LT 3 TH SWLY 37FT TO A POINT 7.3FT E OF W SIDE LT 3 TH S26.3FT TO S LINE LT 3 7.3FT E OF SW/C LT 3	3008 NW 17TH ST OKLAHOMA CITY
R065189240	FRAIRE MICHAEL ROY	No Data	No Data	928 COUNTY STREET 2935	TUTTLE	OK	73089-2434	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 6 & 7	3010 NW 17TH ST OKLAHOMA CITY
R065189260	RAMPRO COMMERCIAL LLC	No Data	No Data	PO BOX 10892	MIDWEST CITY	OK	73140	MILAM PLACE ADDITION	18	0	MILAM PLACE ADDITION 018 000 LOTS 8 THRU 23 & LOTS 31 THRU 34	3034 NW 17TH ST OKLAHOMA CITY
R065188965	FRISBY DENNIS L & TAHZEBA REBECCA	No Data	No Data	1712 N BROOKLINE AVE	OKLAHOMA CITY	OK	73107	MILAM PLACE ADDITION	17	0	MILAM PLACE ADDITION 017 000 S77.60FT OF LOTS 22 & 23	1712 BROOKLINE OKLAHOMA CITY



SPUD-XXXX 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 regulations of the **R-1 Single Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
2. **Minimum Lot Width:** 45 Feet
3. **Minimum Lot Size:** 6,000 Square Feet
4. **Maximum Building Height:**
Any new buildings to be constructed shall conform to the height requirements of the Oklahoma City ordinance except that any rear/accessory dwelling constructed shall be a maximum of 25 feet in height.

5. Maximum Building Size:

Existing structures shall be permitted to remain and deemed to conform to building size regulations. In the event of a new structure, size regulations shall be in accordance with the base zoning district.

6. Maximum Number of Buildings:

There shall be a maximum of two (2) dwellings within this SPUD. They may be detached or attached.

7. Building Setback Lines

Existing structures shall be permitted to remain and deemed to conform to setback regulations. In the event of a new structure, setback regulations shall be in accordance with the base zoning district.

8. Sight-proof Screening:

Sight-Proof screening shall not be required.

9. Landscaping:

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

10. Signs:

Signage shall be prohibited within this SPUD.

11. Access:

Access shall be taken from one (1) drive off NW 16th Street. The existing concrete driveway shall be deemed to be legally conforming.

12. Sidewalks:

No sidewalk is being proposed.

II. Other Development Regulations:

1. Architecture:

All existing structures shall be permitted to remain and deemed to conform to architecture regulations. In the event of a new structure, the following shall apply: exterior building wall finishes on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, stucco, similar siding to existing primary residence, or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Newly constructed dwellings, with the exception of a single dwelling built in combination with a garage behind the rear wall of the southernmost building, shall meet the requirements of the

surrounding neighborhood. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Per the base zone.

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:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

A minimum of 1 parking space per dwelling shall be required in the SPUD. Garages are not required but if they are constructed, they will be located behind the front wall of the primary dwelling. Owner will add concrete to allow for two parking spaces in front of the primary residence to replicate what the adjacent property owner has done at 3005 NW 16th, OKC, OK 73107 immediately to the east. Additionally, owner will install some parking in the backyard by accessory dwelling unit.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site Plan

