



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

2200 NW 12th Street

Project Name

2200 NW 12th Street & 1215 N. Barnes Avenue

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

Staff Use Only: 1661

Case No.: SPUD

File Date: 7-11-24

Ward No.: W6

Nbhd. Assoc.: Youngs Englewood

School District: OKC

Extg Zoning: R-2

Overlay: _____

7,000 Square Feet

ReZoning Area (Acres or Square Feet)

Construct a duplex on the Southern portion of the property / R-2 Medium-Low Density Residential District

Summary Purpose Statement / Proposed Development

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):

Matthew Barber & Paul Thetford

Name

423 NE 16th Street

Mailing Address

Oklahoma City, Oklahoma 73104

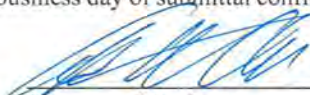
City, State, Zip Code

(918) 557-8599 - Paul Thetford

Phone

btcapitalllc@gmail.com

Email


 Signature of Applicant

Allen Engineering Service, Inc.

Applicant's Name (please print)

1601 SW 89th Street, Suite C-200

Applicant's Mailing Address

Oklahoma City, Oklahoma 73159

City, State, Zip Code

(405) 840-9901

Phone

callen@aeswins.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.

20181115011588410
DEED 11/15/2018
09:33:00 AM Book:13887
Page:259 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$105.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

(Limited Liability Company Form)
JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Wazzan Properties, LLC party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Matthew Barber and Paul Thetford

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 063342880

Lots Forty-seven (47) and Forty-eight (48) of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

Signed and delivered October 26, 2018.

Wazzan Properties, LLC

BY: Tarek Wazzan, Member Manager

BY: Ahmad Wazzan, Member Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 8 day of November, 2018, personally appeared Tarek Wazzan & Ahmad Wazzan, Managers Members of Wazzan Properties, LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Manager Member, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

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



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

Mail Deed To:
Matthew Barber and Paul Thetford
2200 NW 12th St.
Oklahoma City, OK 73107

Mail Tax Statement To:
As directed by lender

714051801710
CHICAGO TITLE OKLAHOMA
3401 NW 63RD ST., STE. 300
OKLAHOMA CITY, OK 73116



Exhibit "A"
Legal Description

SPUD-_____
2200 NW 12th Street

Joint Tenancy Warranty Deed, Book 13887, Page 259

Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Matthew Barber & Paul Thetford
801 NW 10th Street, Unit 373
Oklahoma City, Oklahoma 73106

June 10, 2024

City of Oklahoma City
Subdivision & Zoning
420 West Main Street, Suite 900
Oklahoma City, Oklahoma 73102

Re: 2200 NW 12th Street
Youngs Englewood, Block 13, Lots 47 & 48

Dear Subdivision & Zoning:

This letter is to authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit a Simplified Planned Unit Development (SPUD) to rezone the above referenced property.

Please feel free to call me if you have any questions or need additional information.

Sincerely,



Matthew Barber

6/24/24



Paul Thetford

6/23/24

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.


Executed at Oklahoma City, Oklahoma, on the 11th day of July, 2024


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 11th day of July, 2024.

My Commission Expires:

03/06/27


Notary Public
Commission # 23003194



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number [R063342880](#) 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 } ss
COUNTY OF OKLA

I, the duly elected, qualified and acting
County Assessor of the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 feet radius report

dated in the office of the County Assessor
on the 10th day of July, 2027
Given under my hand and official seal this
10th day of July, 2027

County Assessor

Cameron Wright Deputy

Oklahoma County Assessor
300 ft. Radius Report
7/10/2024

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R063341840	LOPEZ EBERTO		2216 NW 11TH ST		OKLAHOMA CITY	OK	73107-5622	YOUNGS ENGLEWOOD ADD 008 000 LOTS 39 & 40	008	000		2216 NW 11TH ST OKLAHOMA CITY
R063341850	MIJARES IRMA T		2212 NW 11TH ST		OKLAHOMA CITY	OK	73107-5622	YOUNGS ENGLEWOOD ADD 008 000 LOTS 41 & 42	008	000		2212 NW 11TH ST OKLAHOMA CITY
R063341860	VAUGHAN JOHN A & SHARON A		2605 ELMHURST AVE		OKLAHOMA CITY	OK	73120-4530	YOUNGS ENGLEWOOD ADD 008 000 LOTS 43 & 44	008	000		2208 NW 11TH ST OKLAHOMA CITY
R063341870	PELFREY ROSEMARIE TRS	PELFREY ROSEMARIE REV TRUST	9000 S CHOCTAW RD		CHOCTAW	OK	73020-4043	YOUNGS ENGLEWOOD ADD 008 000 LOT 45 & W23FT OF LOT 46	008	000		2204 NW 11TH ST OKLAHOMA CITY
R063342020	DESMALCHI LLC		11217 N MAY AVE		OKLAHOMA CITY	OK	73120	YOUNGS ENGLEWOOD ADD 009 000 LOTS 28 & 29	009	000		2142 NW 11TH ST OKLAHOMA CITY
R063341885	SG INVESTMENTS LLLP		1200 BANNER RD NW		OKARCHE	OK	73762	YOUNGS ENGLEWOOD ADD 008 000 N104FT OF E2FT LOT 46 & N104FT LOTS 47 & 48	008	000		2200 NW 11TH ST OKLAHOMA CITY
R063342010	AGUINAGA RAFAEL JUAREZ	VELAZQUEZ KARINA JUAREZ	2140 NW 11TH ST		OKLAHOMA CITY	OK	73107-5620	YOUNGS ENGLEWOOD ADD 009 000 LOTS 26 & 27	009	000		2140 NW 11TH ST OKLAHOMA CITY
R063342000	CARRANZA EDUARDO CERVANTES	ONTIVEROS MARIA MINERVA	2136 NW 11TH ST		OKLAHOMA CITY	OK	73107	YOUNGS ENGLEWOOD ADD 009 000 LOTS 24 & 25	009	000		2136 NW 11TH ST OKLAHOMA CITY
R063342575	ADAY JACOB		1612 N ROSS AVE		OKLAHOMA CITY	OK	73107-4747	YOUNGS ENGLEWOOD ADD 012 000 S70FT OF LOTS 30 & 31	012	000		2143 NW 11TH ST OKLAHOMA CITY
R063342720	CARRILLO ANIBAL ADIN	REYES ALEJANDRO	2223 NW 11TH ST		OKLAHOMA CITY	OK	73107-5621	YOUNGS ENGLEWOOD ADD 013 000 LOTS 13 & 14	013	000		2223 NW 11TH ST OKLAHOMA CITY
R063342710	FLORES DOMINGO ETAL	FLORES BERNARDINA	700 E EUBANKS ST		OKLAHOMA CITY	OK	73105-7516	YOUNGS ENGLEWOOD ADD 013 000 LOTS 11 & 12	013	000		2221 NW 11TH ST OKLAHOMA CITY
R063342700	FRAIRE ISIDRO & MARIA C		2219 NW 11TH ST		OKLAHOMA CITY	OK	73107-5621	YOUNGS ENGLEWOOD ADD 013 000 LOTS 9 & 10	013	000		2219 NW 11TH ST OKLAHOMA CITY

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R063342690	GOODMAN ALLISON L		2213 NW 11TH ST	OKLAHOMA CITY	OK	73107-5621	YOUNGS ENGLEWOOD ADD	013	000	YOUNGS ENGLEWOOD ADD 013 000 LOTS 7 & 8	2213 NW 11TH ST OKLAHOMA CITY
R063342680	SANDOVAL JOSE M		2329 NW 11TH ST	OKLAHOMA CITY	OK	73107-5623	YOUNGS ENGLEWOOD ADD	013	000	YOUNGS ENGLEWOOD ADD 013 000 LOTS 5 & 6	2207 NW 11TH ST OKLAHOMA CITY
R063342670	GRAMAJO LESBIA	DELACRUZ LUIS HUMBERTO	4333 NW 25TH ST	OKLAHOMA CITY	OK	73107-1012	YOUNGS ENGLEWOOD ADD	013	000	YOUNGS ENGLEWOOD ADD 013 000 LOTS 3 & 4	2205 NW 11TH ST OKLAHOMA CITY
R063342660	SEGURA BYRON S & SANDRA P		4713 NW 29TH ST	OKLAHOMA CITY	OK	73127	YOUNGS ENGLEWOOD ADD	013	000	YOUNGS ENGLEWOOD ADD 013 000 LOTS 1 & 2	2201 NW 11TH ST OKLAHOMA CITY
R063342570	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	YOUNGS ENGLEWOOD ADD	012	000	YOUNGS ENGLEWOOD ADD 012 000 N70FT OF LOTS 30 & 31	1206 N BARNES AVE OKLAHOMA CITY
R063342580	BARRON MIGUEL & DELFINA C DE		2139 NW 11TH ST	OKLAHOMA CITY	OK	73107-5619	YOUNGS ENGLEWOOD ADD	012	000	YOUNGS ENGLEWOOD ADD 012 000 LOTS 32 & 33	2139 NW 11TH ST OKLAHOMA CITY
R063342590	RICHARD & PAMS RENTALS LLC		2124 NW 11TH ST	OKLAHOMA CITY	OK	73107-5620	YOUNGS ENGLEWOOD ADD	012	000	YOUNGS ENGLEWOOD ADD 012 000 LOT 34 & W8 1/3FT OF LOT 35	2135 NW 11TH ST OKLAHOMA CITY
R063342600	RICHARD & PAMS RENTALS LLC		2124 NW 11TH ST	OKLAHOMA CITY	OK	73107-5620	YOUNGS ENGLEWOOD ADD	012	000	YOUNGS ENGLEWOOD ADD 012 000 E16 2/3FT LOT 35 & W16 2/3FT LOT 36	2133 NW 11TH ST OKLAHOMA CITY
R063342610	RICHARD & PAMS RENTALS LLC		2124 NW 11TH ST	OKLAHOMA CITY	OK	73107-5620	YOUNGS ENGLEWOOD ADD	012	000	YOUNGS ENGLEWOOD ADD 012 000 E8 1/3FT OF LOT 36 ALL LOT 37	2131 NW 11TH ST OKLAHOMA CITY
R063342620	RICHARD & PAMS RENTALS LLC		2124 NW 11TH ST	OKLAHOMA CITY	OK	73107-5620	YOUNGS ENGLEWOOD ADD	012	000	YOUNGS ENGLEWOOD ADD 012 000 LOTS 38 39 & 40	2125 NW 11TH ST OKLAHOMA CITY
R063342820	RODRIGUEZ EDUARDO A	QUINTANA JOANN	604 SW 40TH ST	OKLAHOMA CITY	OK	73109-3502	YOUNGS ENGLEWOOD ADD	013	000	YOUNGS ENGLEWOOD ADD 013 000 LOTS 35 & 36	2224 NW 12TH ST OKLAHOMA CITY
R063342830	QUINTANA JOANN		604 SW 40TH ST	OKLAHOMA CITY	OK	73109-3502	YOUNGS ENGLEWOOD ADD	013	000	YOUNGS ENGLEWOOD ADD 013 000 LOTS 37 & 38	0 UNKNOWN OKLAHOMA CITY

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R063342840	MOORE DAVID L		2216 NW 12TH ST	OKLAHOMA CITY	OK	73107-5604	YOUNGS ENGLEWOOD ADD OD ADD	013	000	40	2216 NW 12TH ST OKLAHOMA CITY
R063342850	QUINTANA RODRIGUEZ JO ANN	RODRIGUEZ EDUARDO	604 SW 40TH ST	OKLAHOMA CITY	OK	73109-3502	YOUNGS ENGLEWOOD ADD OD ADD	013	000	42	2212 NW 12TH ST OKLAHOMA CITY
R063342860	RUAN INVESTMENT PROPERTIES LLC		16409 JOSIAH PL	EDMOND	OK	73013	YOUNGS ENGLEWOOD ADD OD ADD	013	000	44	2208 NW 12TH ST OKLAHOMA CITY
R063342870	DE CARRILLO DE LEON THELMA A		2204 NW 12TH ST	OKLAHOMA CITY	OK	73107-5604	YOUNGS ENGLEWOOD ADD OD ADD	013	000	46	2204 NW 12TH ST OKLAHOMA CITY
R063342880	BARBER MATTHEW	THETFORD PAUL	801 NW 10TH ST, Unit 373	OKLAHOMA CITY	OK	73106	YOUNGS ENGLEWOOD ADD OD ADD	013	000	48	2200 NW 12TH ST OKLAHOMA CITY
R063342560	GNC INVESTMENTS LLC		2901 S BRYANT AVE	EDMOND	OK	73013	YOUNGS ENGLEWOOD ADD OD ADD	012	000	0	UNKNOWN OKLAHOMA CITY
R063342555	GNC INVESTMENTS LLC		2901 S BRYANT	EDMOND	OK	73013	YOUNGS ENGLEWOOD ADD OD ADD	012	000	0	2140 NW 12TH ST OKLAHOMA CITY
R063342550	PARKER ERIC W II	PARKER MARY E	2136 NW 12TH ST	OKLAHOMA CITY	OK	73107	YOUNGS ENGLEWOOD ADD OD ADD	012	000	25	2136 NW 12TH ST OKLAHOMA CITY
R063342540	CARRILLO ANGEL		2524 N REDMOND AVE	OKLAHOMA CITY	OK	73127-1430	YOUNGS ENGLEWOOD ADD OD ADD	012	000	23	2130 NW 12TH ST OKLAHOMA CITY
R063342530	RCT DEER CREEK PROPERTIES LLC		1001 N VIRGINIA DR	OKLAHOMA CITY	OK	73107-5740	YOUNGS ENGLEWOOD ADD OD ADD	012	000	0	2126 NW 12TH ST OKLAHOMA CITY
R063343890	ASSEF DAVID S TRUST		2500 W I-44 SERVICE RD	OKLAHOMA CITY	OK	73112	YOUNGS ENGLEWOOD ADD OD ADD	018	000	14	2225 NW 12TH ST OKLAHOMA CITY
R063343880	DELEON GEDALTI		2705 N HARVARD AVE	OKLAHOMA CITY	OK	73127	YOUNGS ENGLEWOOD ADD OD ADD	018	000	12	2223 NW 12TH ST OKLAHOMA CITY
R063343870	DE LEON GEDALTI & LUSMI DE LEON		2705 N HARVARD	OKLAHOMA CITY	OK	73127	YOUNGS ENGLEWOOD ADD OD ADD	018	000	10	2217 NW 12TH ST OKLAHOMA CITY

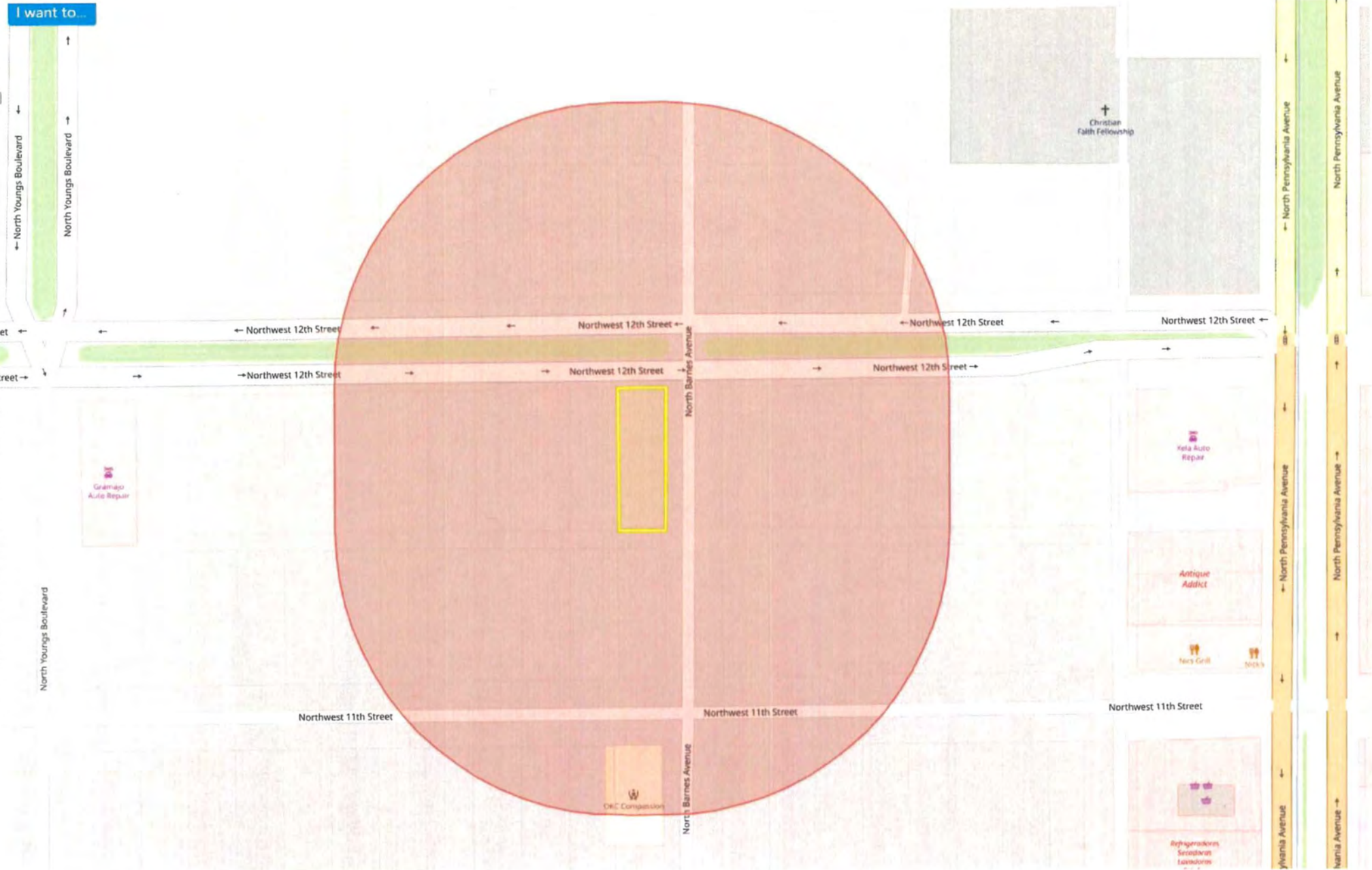
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R063343860	DELEON LUSMI & GEDALTI		2705 N HARVARD		OKLAHOMA CITY	OK	73127	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 7 & 8	2213 NW 12TH ST OKLAHOMA CITY
R063343850	TUCKER WILLIAM A	COOKMAN TONI J	2209 NW 12TH ST		OKLAHOMA CITY	OK	73107-5603	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 5 & 6	2209 NW 12TH ST OKLAHOMA CITY
R063343840	TUCKER WILLIAM	COOKMAN TONI J	2209 NW 12TH ST		OKLAHOMA CITY	OK	73107-5603	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 3 & 4	2205 NW 12TH ST OKLAHOMA CITY
R063343830	ESCROW STRATEGY LLC		1309 NE 23RD ST, Unit A		OKLAHOMA CITY	OK	73111	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 1 & 2	2201 NW 12TH ST OKLAHOMA CITY
R063344190	TIEN THAI T & BEGAM S		1919 HUNTINGTON AVE		NICHOLS HILLS	OK	73116-5525	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 30 & 31	2143 NW 12TH ST OKLAHOMA CITY
R063344200	AGUINAGA MARIA		2139 NW 12TH ST		OKLAHOMA CITY	OK	73107-5601	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 32 & 33	2139 NW 12TH ST OKLAHOMA CITY
R063344210	ST RENTALS LLC		1216 NW 34TH ST		OKLAHOMA CITY	OK	73118	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 34 & 35	2137 NW 12TH ST OKLAHOMA CITY
R063344220	OSBORNE ANNDREA		2919 NW 29TH ST		OKLAHOMA CITY	OK	73107-2020	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 36 & 37	2131 NW 12TH ST OKLAHOMA CITY
R063344230	2127 NW 12TH ST LLC		532 NW 45TH ST		OKLAHOMA CITY	OK	73118	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 38 & 39	2127 NW 12TH ST OKLAHOMA CITY
R063344010	COFFMAN MONTY R		2216 NW 13TH ST		OKLAHOMA CITY	OK	73107-4904	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 39 & 40	2216 NW 13TH ST OKLAHOMA CITY
R063344020	BURTON DAVID K		2214 NW 13TH ST		OKLAHOMA CITY	OK	73107-4904	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 41 & 42	2214 NW 13TH ST OKLAHOMA CITY
R063344030	SOTO PARRA RUBIE		2208 NW 13TH ST		OKLAHOMA CITY	OK	73107-4904	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOTS 43 & 44	2208 NW 13TH ST OKLAHOMA CITY
R063344040	BARRIOS ANGEL CARRILLO	RODUS SANTIZO CONSUELO ELISBETT	1905 N COUNCIL RD		OKLAHOMA CITY	OK	73127	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 LOT 45 & W20FT OF LOT 46	2204 NW 13TH ST OKLAHOMA CITY

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R063344050	DW ACQUISITIONS LLC		PO BOX 13583		OKLAHOMA CITY	OK	73113-1583	YOUNGS ENGLEWOOD ADD OD ADD	018	000	YOUNGS ENGLEWOOD ADD 018 000 E5FT OF LOT 46 & ALL OF LOTS 47 & 48	2200 NW 13TH ST OKLAHOMA CITY
R063344180	LMW REAL ESTATE LLC		901 NW 16TH ST		OKLAHOMA CITY	OK	73106	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 28 & 29	2140 NW 13TH ST OKLAHOMA CITY
R063344170	LINDER STEPHENE DIANE		2310 SW 22ND ST		OKLAHOMA CITY	OK	73108-6204	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 26 & 27	2138 NW 13TH ST OKLAHOMA CITY
R063344160	SION PROPERTIES LLC		3217 DIANE DR		OKLAHOMA CITY	OK	73112-3331	YOUNGS ENGLEWOOD ADD OD ADD	019	000	YOUNGS ENGLEWOOD ADD 019 000 LOTS 24 & 25	2136 NW 13TH ST OKLAHOMA CITY

I want to...



SPUD-_____ MASTER DESIGN STATEMENT

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

FOR

2200 NW 12th Street
Oklahoma City, Oklahoma 73107

July 11, 2024

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
E-mail: callen@aeswins.com

FOR:

Mr. Matthew Barber &
Mr. Paul Thetford
423 NE 16th Street
Oklahoma City, Oklahoma 73104
Tel: (918) 557-8599

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, 2010).

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.

This site will be developed in accordance with the regulation of the **R-2, Medium-Low Density Residential District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following uses are permitted within this SPUD:
Permitted Use Units:
Single-family Residential (8200.14), and
Two-family Residential (8200.16).
2. Minimum lot size: 3,000 square feet. No more than two lots shall be created by administrative deed approval.
3. Maximum lot coverage: 60%
4. Density: 2200 NW 12th Street – one (1) single-family residence
1215 N. Barnes Avenue – one (1) two-family residence
5. Minimum lot width: N/A
6. Maximum Building Height: 35 Feet and two and one-half stories
7. Maximum Building Size: N/A

8. Maximum Number of Buildings: Two (2)

9. Building Setback Lines

	<u>2200 NW 12th Street</u>	<u>1215 N. Barnes Avenue</u>
North:	25' Front	5' Side
South:	5' Rear	0' Side
East:	0' Side	15' Front
West:	5' Side	0' Rear

10. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.

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

12. Signs:

12.1 Freestanding Accessory Signs: No freestanding accessory signs or pole signs will be allowed in this SPUD. Electronic Message Display signs shall not be permitted in this SPUD.

12.2 Attached Signs: Attached signs will be in accordance with the base zoning district regulations.

12.3 Non-accessory Signs: Non-accessory signs are specifically prohibited in this SPUD.

13. Access: Access to the property is from NW 12th Street and N. Barnes Avenue.

14. Sidewalks: An existing sidewalk is located along N. Barnes Avenue. A sidewalk will be installed along NW 12th Street in accordance with the City of Oklahoma City Standard Details and Specifications. Any sidewalk removed in this SPUD shall be replaced.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.

2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.

3. Street Improvements: N/A

4. 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, 2010, as amended.

5. Dumpsters: Residential trash collection will be utilized to serve this site.

6. Parking: The proposed new two-family residence will have one garage space for each unit and one space in front of the garage with access from N. Barns Avenue. The existing single-family residence has one existing space accessible for NW 12th Street. The parking spaces shown on the Master Development Plan shall be deemed to satisfy the required parking for all uses within this SPUD.
7. Lot Line Adjustment: Lot line adjustment shall be allowed by administrative deed approval. Platting or re-platting shall not be required for the SPUD.

III. Supporting Documents

Exhibit A:	Legal Description
Exhibit B:	Master Development Plan
Exhibit C:	Architectural Site Plan
Exhibit D:	Floor Plan
Exhibit E:	Elevations

Exhibit "A"
Legal Description

SPUD-_____
2200 NW 12th Street

Joint Tenancy Warranty Deed, Book 13887, Page 259

Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

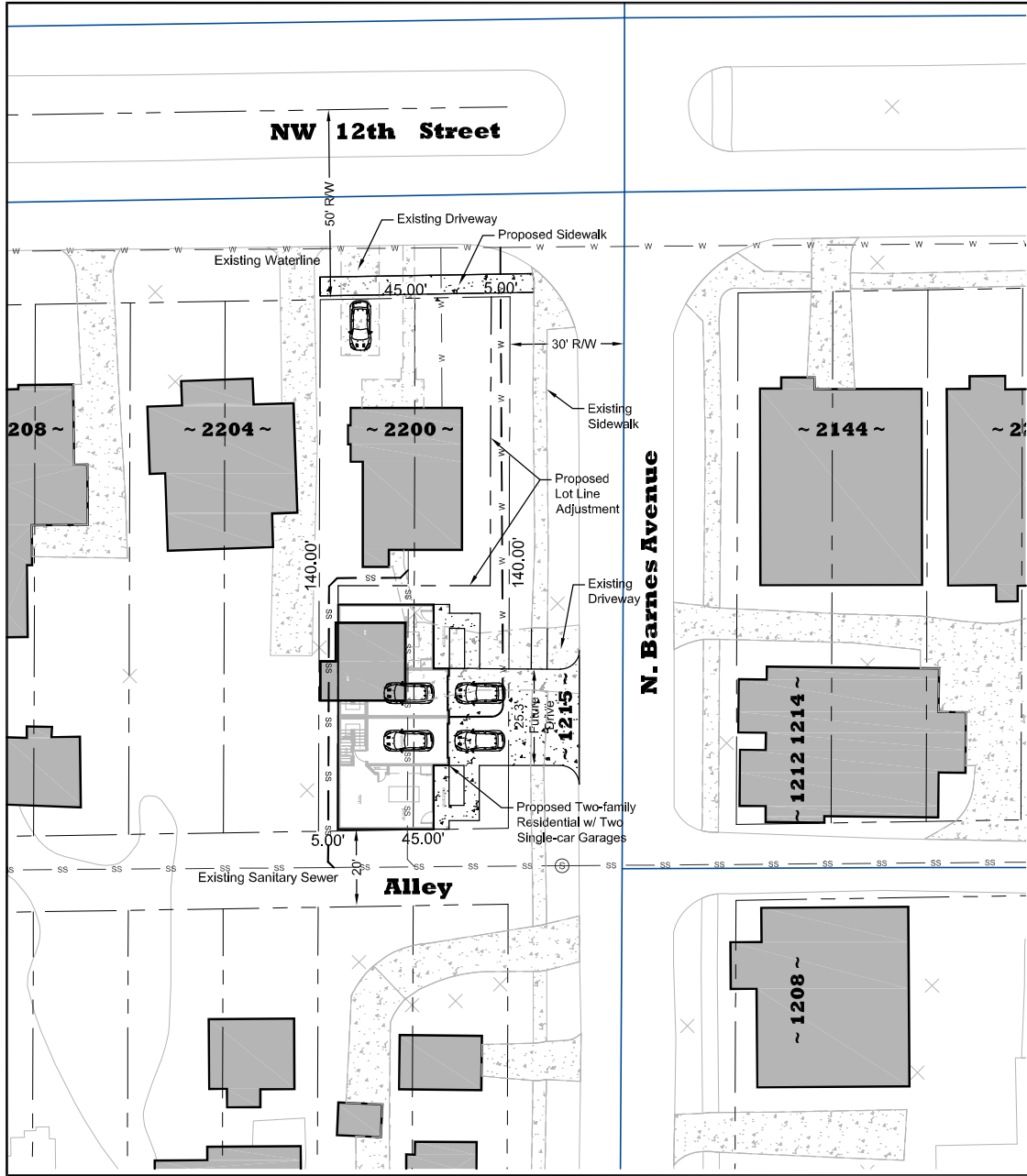
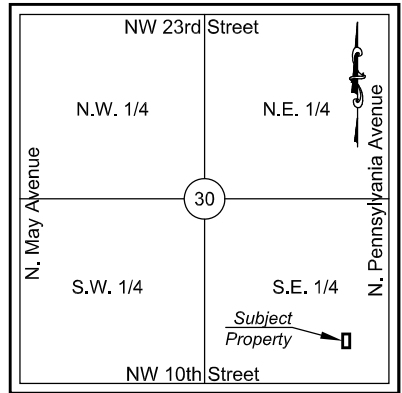
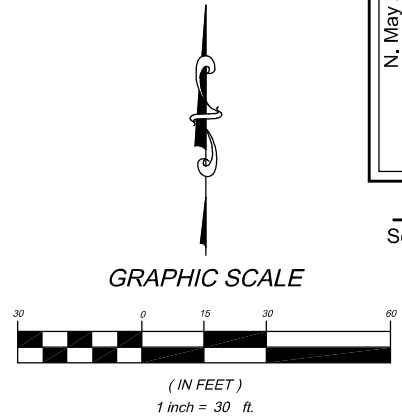


Exhibit "B"
Master Development Plan



Vicinity Map
Section 30, Township 12N, Range 3W
Not To Scale



Legal Description

Joint Tenancy Warranty Deed, Book 13887, Page 259

Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

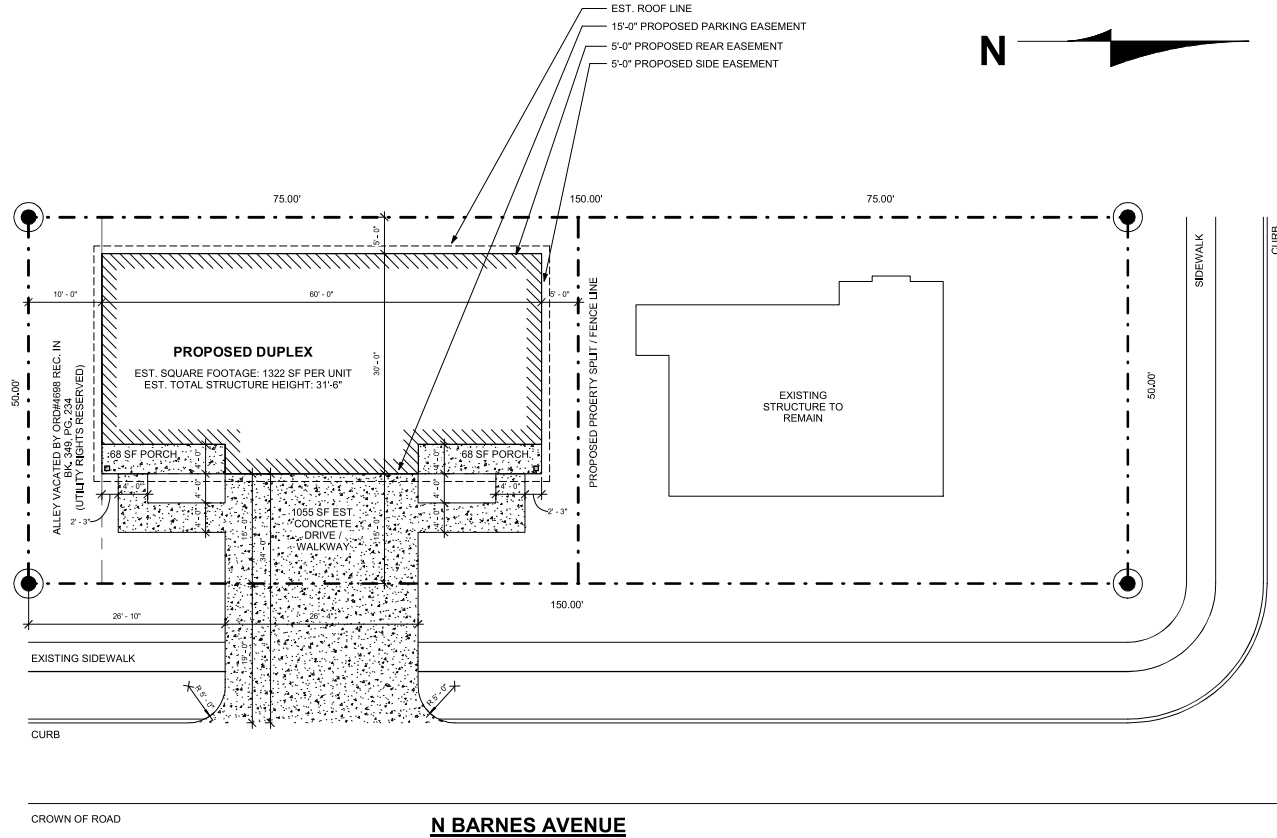
DATE	
REVISION	
NO.	
NAME	Matthew Barber & Paul Thetford 423 NE 16th Street Oklahoma City, Oklahoma 73104 (918) 557-4599
PROJECT NAME	2200 NW 12th Street Oklahoma City, Oklahoma 73107 Young's Englewood Block 13, Lots 47 & 48 Exhibit B - Master Development Plan
PROJECT NO.	61423
FILE	61423P1e
DATE	07-16-2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CHECK	N/A
SHEET	1

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HEREIN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF WADE DESIGN GROUP.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO WADE DESIGN GROUP BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, LOCAL CODES AND ORDINANCES, MANUFACTURERS' RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT. HOWEVER, WADE DESIGN GROUP SHALL BE NOTIFIED OF ALL CONFLICTS.
6. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY WADE DESIGN GROUP.
7. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
8. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
9. PLUMBING AND AC SHALL CONFORM TO THE STATE OF OKLAHOMA ENERGY CODE.
10. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE.
11. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
12. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SHAFTS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
13. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISH WASHER
E	ELECTRICAL METER
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GYP BD	GYPSPUM BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
ID	INNER DIAMETER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
O.C.	ON CENTER
OD	OUTER DIAMETER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROOF OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WCD	WOOD
WD	WASHER / DRYER
WH	WATER HEATER



1" = 1'-0"

DATE	REV.	SET	DESCRIPTION

**ANTICIPATED VENEER
SQUARE FOOTAGES
(INDIVIDUAL UNIT SF)**

1 - 557 SF
2 - 765 SF
TOTAL - 1322 SF

**WADE
DESIGN GROUP**

P.O. Box 989 Cherokee, Oklahoma 74438 - (405) 408-0820 - WADE@WADEGROUP.COM

CONTRACTOR WADE DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL CONSTRUCTION. WADE DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL CONSTRUCTION.

N. BARNES DUPLEX
OKLAHOMA CITY, OK 73107

PROJECT NO. 2024-001
DRAWN BY: E. WALLACE
CHECKED BY: J. STOUT

SHEET 1 OF 1
SITE PLAN

A1.0

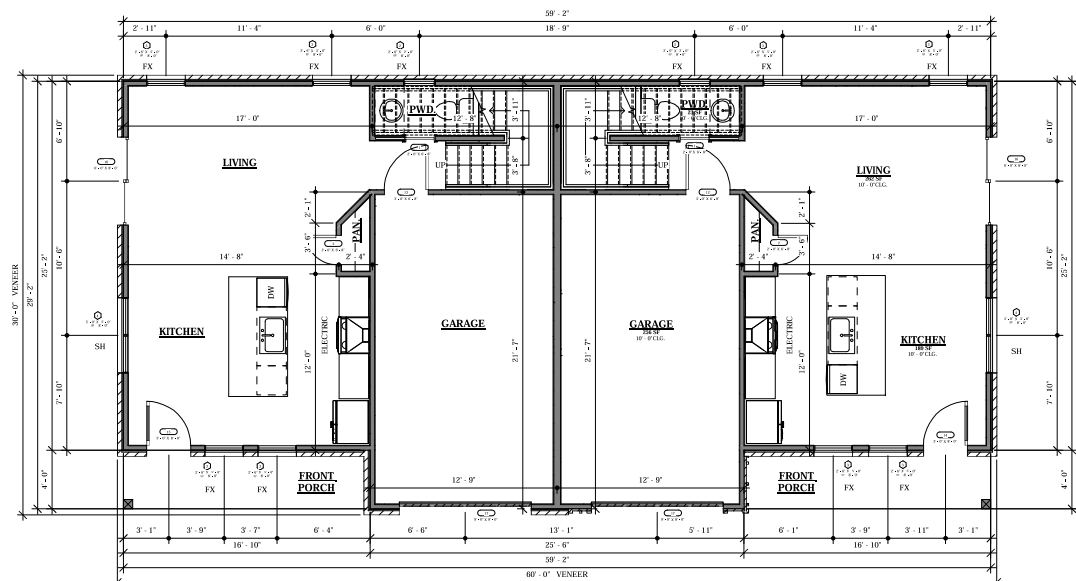
GENERAL NOTES:

1. WALL SHEATHING IN WET AREAS TO BE DUROCK CONC. BD. OR APPROVED EQUAL.
2. DOOR OPENING TO BE OFFSET 6" FROM FINISHED FACE OF WALL, U.N.O.
3. INTERIOR PARTITIONS ARE DIMENSIONED TO CENTER OF STRUCTURE, U.N.O.

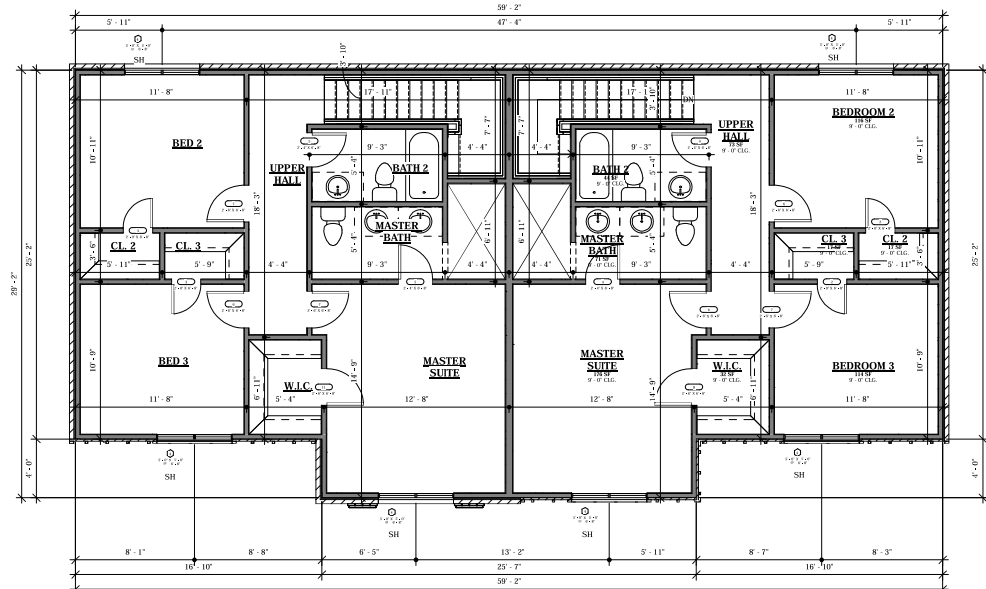
ROOM SCHEDULE			
Name	Level	Area	Perimeter
GARAGE	FIRST FLOOR	256 SF	66' - 5 1/2'
KITCHEN	FIRST FLOOR	189 SF	55' - 11'
LIVING	FIRST FLOOR	262 SF	93' - 7 1/4'
P.W.D.	FIRST FLOOR	23 SF	20' - 2"
BATH 2	SECOND FLOOR	44 SF	27' - 7 1/8'
BEDROOM 2	SECOND FLOOR	116 SF	43' - 1 1/2'
BEDROOM 3	SECOND FLOOR	114 SF	42' - 6 1/2'
CL. 2	SECOND FLOOR	17 SF	17' - 0 1/4'
CL. 3	SECOND FLOOR	17 SF	17' - 0 1/4'
MASTER BATH	SECOND FLOOR	71 SF	39' - 4"
MASTER SUITE	SECOND FLOOR	176 SF	54' - 9"
UPPER HALL	SECOND FLOOR	73 SF	45' - 7 5/8'
W.I.C.	SECOND FLOOR	32 SF	22' - 8"

DOOR SCHEDULE				
MARK.	DESCRIPTION	WIDTH	HEIGHT	COUNT
1	INTERIOR SINGLE POCKET	2'-0"	6'-8"	2
2	INTERIOR RIGHT SINGLE OUTSWING	2'-0"	6'-8"	3
3	INTERIOR LEFT SINGLE OUTSWING	2'-0"	6'-8"	3
4	INTERIOR RIGHT SINGLE INSWING	2'-4"	6'-8"	2
5	INTERIOR LEFT SINGLE INSWING	2'-4"	6'-8"	2
6	INTERIOR SINGLE RIGHT INSWING	2'-6"	6'-8"	3
7	INTERIOR LEFT SINGLE INSWING	2'-6"	6'-8"	3
8	INTERIOR SINGLE RIGHT INSWING	2'-6"	6'-8"	1
11	INTERIOR LEFT SINGLE OUTSWING	2'-6"	6'-8"	1
12	FIBERGLASS RIGHT SINGLE OUTSWING	3'-0"	6'-8"	1
13	FIBERGLASS LEFT SINGLE OUTSWING	3'-0"	6'-8"	1
14	EXTERIOR RIGHT SINGLE INSWING	3'-0"	8'-0"	1
15	EXTERIOR LEFT SINGLE INSWING	3'-0"	8'-0"	1
16	EXTERIOR SLIDER	6'-0"	8'-0"	2
17	SINGLE OVERHEAD	9'-0"	8'-0"	2

WINDOW SCHEDULE				
MARK	DESCRIPTION	WIDTH	HEIGHT	COUNT
1	LOUVRE VENT	1' - 0"	3' - 0"	1
2	FIXED	2' - 0"	2' - 0"	2
3	FIXED	2' - 6"	5' - 0"	8
4	(2) SINGLE HUNG	5' - 0"	5' - 0"	8
Grand total: 19				



1 FIRST FLOOR
A2.0 1/4" = 1'-0"



2 SECOND FLOOR
A2.0 1/4" = 1'-0"

[illegible]

**ANTICIPATED VENEER
SQUARE FOOTAGES
(INDIVIDUAL UNIT SF)**

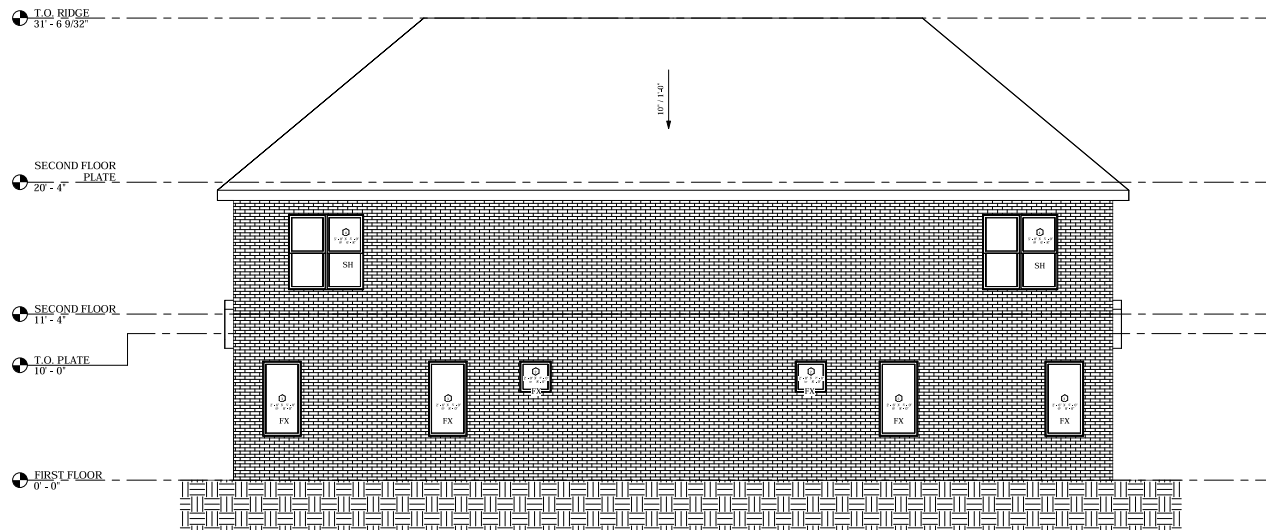
1 - 557 SF
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TOTAL - 1322 SF

WADE
DESIGN GROUP

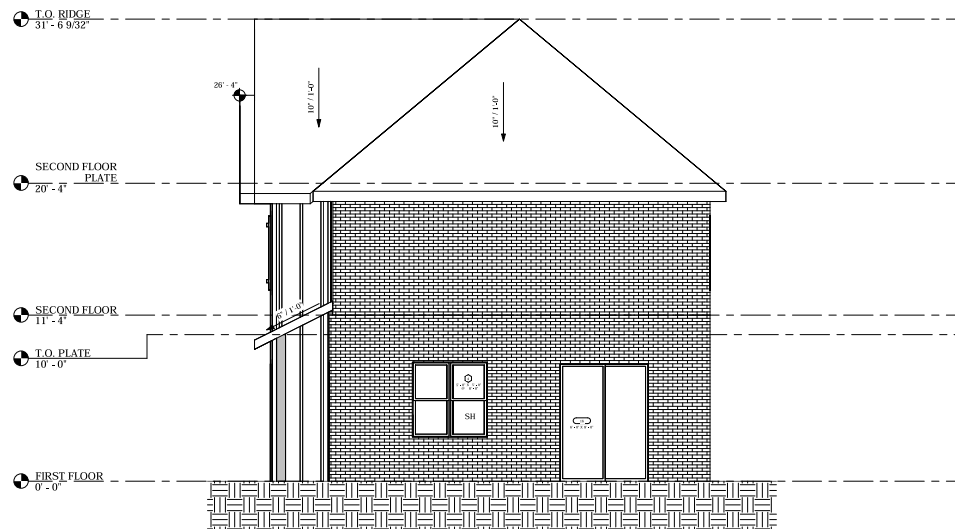
N. BARNES DUPLEX
OKLAHOMA CITY, OK 73107

FLOOR PLANS

A2.0



2 REAR
A3.1 1/4" = 1'-0"



1 RIGHT
A3.1 1/4" = 1'-0"

DATE	REV	SET	DESCRIPTION

**ANTICIPATED VENEER
SQUARE FOOTAGES
(INDIVIDUAL UNIT SF)**

1 - 557 SF
2 - 785 SF
TOTAL - 1322 SF

WADE

DESIGN GROUP

P.O. Box 959 Cherokee, Oklahoma 74438 - (405) 408-0820 - WADE@WADEGROUP.COM

WE warrant that the drawings and specifications are in accordance with the requirements of the Oklahoma Building Code and that we shall be held responsible for any errors or omissions in the drawings and specifications.

N. BARNES DUPLEX
OKLAHOMA CITY, OK 73107

PROJECT NO. 17000000000000000000
DESIGNED BY: J. WALKER
APPROVED BY: J. WALKER

REAR AND RIGHT ELEVATION

A3.1