



The City of Oklahoma City
Development Services 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

1601 NE 15th St

Project Name

1601 NE 15th St

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

Two-family residential

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD - 1591

File Date: 11/29/23

Ward No.: W7

Nbhd. Assoc.: Culbertson East Highland NA

School District: OKC

Extg Zoning: R-1

Overlay:

+/-0.14 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

SHARE Foundation

Name

3825 NW 166th St, Unit A1

Mailing Address

Edmond, OK 73012

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

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.

LEGAL DESCRIPTION

Lots Nineteen (19) and Twenty (20), of Block Six (6), in BATH HIGHLAND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

As recorded in Book 15473, Page 1492, Oklahoma County, Oklahoma.



After Recording return to:
ABC Title, LLC
2808 N Kelly Ave
Edmond, OK 73003

Mail Tax Statement: 3825 NW 166th St Ste A1 Edmond, OK 73012

Documentary Stamps: \$11.25

WARRANTY DEED (OKLAHOMA STATUTORY FORM)

File No.: 3-222039

That **Two Structures, LLC, an Oklahoma limited liability company**, party(ies) of the first part, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey the SURFACE INTEREST ONLY unto **S.H.A.R.E. Foundation**, party(ies) of the second part, the following described real property and premises situated in **Oklahoma** County, State of **OK**, to wit:

Lots Nineteen (19) and Twenty (20), of Block Six (6), in BATH HIGHLAND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

Property Address: **1601 NorthEast 15th Street, Oklahoma City, OK 73117**

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 party(ies) of the second part, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 26 day of MAY, 2023.

Two Structures, LLC

By: [Signature]
Jackie J. Evans, Manager

STATE OF OKLAHOMA) ss.

COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this the 26 day of MAY, 2023, personally appeared Jackie J. Evans, as Manager, of Two Structures, LLC, who acknowledged to me that he/she executed the above and foregoing in his/her official capacity thereof; the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

In witness whereof, I hereunto set my hand and affixed my notarial seal the date and year last above written.

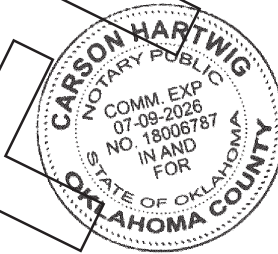
[Signature]
Notary Public

My Commission Expires:

Company: ABC Title, LLC

Tax ID #:

File/Insured by: ABC Title, LLC/ Apex Underwriters, Inc.



SHARE Foundation
3825 NW 166th St, Unit A1
Edmond, OK 73012
PH: (863) 274 -2733

November 17, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mrs. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Mrs. Welch:

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

Respectfully Submitted,



Chris Cline, President/Founder of SHARE Foundation

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5666 000 / PUD

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

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

Dated: November 16, 2023 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2845026-OK99

LEGAL DESCRIPTION

Lots Nineteen (19) and Twenty (20), of Block Six (6), in BATH HIGHLAND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

As recorded in Book 15473, Page 1492, Oklahoma County, Oklahoma.

OWNERSHIP REPORT
ORDER 2845026-OK99

DATE PREPARED: NOVEMBER 27, 2023
EFFECTIVE DATE: NOVEMBER 16, 2023

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2702	R026582650	S H A R E FOUNDATION		3825 NW 166TH ST, Unit A1	EDMOND	OK	73012-9228	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 19 & 20 (SUBJECT PROPERTY)	1601 NE 15TH ST OKLAHOMA CITY
2702	R026580400	ALEX TY LLC		941 N COLEMAN, Unit 515	PROSPER	TX	75078	BATH HIGHLAND ADD	001	000	BATH HIGHLAND ADD 001 000 W 1/2 LOT 17 & LOT 18 EXC N25FT	1601 NE 16TH TER OKLAHOMA CITY
2702	R026580350	TUCKER ROSE HAYES		5804 N RHODE ISLAND	OKLAHOMA CITY	OK	73111	BATH HIGHLAND ADD	001	000	BATH HIGHLAND ADD 001 000 LOT 16 & E 1/2 LOT 17 EXC N25FT	1605 NE 16TH TER OKLAHOMA CITY
2702	R026580300	COMMUNITY ENHANCEMENT CORP		420 W MAIN ST FL 10	OKLAHOMA CITY	OK	73102-4437	BATH HIGHLAND ADD	001	000	BATH HIGHLAND ADD 001 000 LOTS 13 THRU 15 EX E/2 LOT 13 & EX N25FT	1606 NE 16TH ST OKLAHOMA CITY
2702	R026580250	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	001	000	BATH HIGHLAND ADD 001 000 LOTS 11 & 12 & E/2 OF LOT 13 EX N25FT	0 UNKNOWN OKLAHOMA CITY
2702	R026580200	DRANNIK PROPERTIES LLC		1149 E BROOKS ST	NORMAN	OK	73071-3434	BATH HIGHLAND ADD	001	000	BATH HIGHLAND ADD 001 000 LOTS 9 & 10 EXC N25FT	1617 NE 16TH TER OKLAHOMA CITY
2702	R026580150	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	001	000	BATH HIGHLAND ADD 001 000 LOTS 7 & 8 EXC N25FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
2702	R026580650	COMMUNITY ENHANCEMENT CORP		420 W MAIN ST FL 10	OKLAHOMA CITY	OK	73102-4437	BATH HIGHLAND ADD	002	000	BATH HIGHLAND ADD 002 000 LOTS 8 THRU 11 EX N25FT	1516 NE 16TH ST OKLAHOMA CITY
2702	R026580450	RC PLATINUM ENTERPRIZ INC		PO BOX 20839	OKLAHOMA CITY	OK	73156-0839	BATH HIGHLAND ADD	002	000	BATH HIGHLAND ADD 002 000 LOTS 1 THRU 5	1523 NE 16TH TER OKLAHOMA CITY
2702	R026581850	MARBLE HOMES LLC		1515 NE 15TH ST	OKLAHOMA CITY	OK	73117-2621	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 24 & 25	1515 NE 15TH ST OKLAHOMA CITY
2702	R026581900	TOLIVER JOWAYNE L		1517 NE 15TH ST	OKLAHOMA CITY	OK	73117-2621	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 26 & 27	1517 NE 15TH ST OKLAHOMA CITY

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2702	R026581950	WICKWARE VERNEL JR		813 ROLLING HILLS TER	EDMOND	OK	73012- 6615	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 28 & 29	1521 NE 15TH ST OKLAHOMA CITY
2702	R026582000	GREEN WANDA S	SHARP HUGH W	8120 E JEFFERSON AVE APT 5M	DETROIT	MI	48214- 2672	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 30 & 31	1525 NE 15TH ST OKLAHOMA CITY
2702	R026582100	SCOGGINS GLORIA N		1531 NE 15TH ST	OKLAHOMA CITY	OK	73117- 2621	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 32 THRU 34	1531 NE 15TH ST OKLAHOMA CITY
2702	R026581350	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 1 & 2 EXEMPT	1532 NE 16TH TER OKLAHOMA CITY
2702	R026581400	FLENORY LEROY	FLENORY TINA M	2009 NE 16TH TER	OKLAHOMA CITY	OK	73117- 4221	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 3 & 4	1526 NE 16TH TER OKLAHOMA CITY
2702	R026581450	STEPHENS ANN STEPHENS LARRY D HARDIMAN BARBARA L	STEPHENS MICHAEL C STEPHENS KENNETH S	1520 NE 16TH TER	OKLAHOMA CITY	OK	73117- 2626	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 5 6 & 7	1520 NE 16TH TER OKLAHOMA CITY
2702	R026581500	FISHER ALVIN D		1514 NE 16TH TER	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 8 & 9	1516 NE 16TH TER OKLAHOMA CITY
2702	R026581550	FISHER ROGGIE LEE	FISHER EVA FISHER ALVIN	1514 NE 16TH TER	OKLAHOMA CITY	OK	73117- 2626	BATH HIGHLAND ADD	005	000	BATH HIGHLAND ADD 005 000 LOTS 10 & 11	1514 NE 16TH TER OKLAHOMA CITY
2702	R026582660	BRADY MICHAEL R		1605 NE 15TH ST	OKLAHOMA CITY	OK	73117- 2623	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 21 & 22	1605 NE 15TH ST OKLAHOMA CITY
2702	R026582700	FREEMAN TEAM INVESTMENTS		2236 NW 164TH ST	EDMOND	OK	73013	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 23 & 24	1609 NE 15TH ST OKLAHOMA CITY

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2702	R026582730	TYSON EDWARD		1613 NE 15TH ST	OKLAHOMA CITY	OK	73117-2623	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 25 & 26	1613 NE 15TH ST OKLAHOMA CITY
2702	R026582750	MCNEAL SANDRA		PO BOX 11581	OKLAHOMA CITY	OK	73136-0581	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 27 & 28	1617 NE 15TH ST OKLAHOMA CITY
2702	R026582800	CHASADI INC		300 NW 22ND ST	OKLAHOMA CITY	OK	73103-3204	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 29 & 30	1621 NE 15TH ST OKLAHOMA CITY
2702	R026582850	MONDINE ANTHONY	KNOX ARIC D	1625 NE 15TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 31 & 32	1625 NE 15TH ST OKLAHOMA CITY
2702	R026582900	ROSEMEADE HOLDINGS LLC		12101 N MACARTHUR STE A242	OKLAHOMA CITY	OK	73162	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 33 & 34	1629 NE 15TH ST OKLAHOMA CITY
2702	R026582600	CURRY LUCIOUS	C/O KEVIN LAND	PO BOX 2832	OKLAHOMA CITY	OK	73101	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 W 1/2 LOT 17 & ALL LOT 18	1600 NE 16TH TER OKLAHOMA CITY
2702	R026582550	LAND GENO M	LAND ORLANDO A	1604 NE 16TH TER	OKLAHOMA CITY	OK	73117-2628	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 ALL LOT 16 & E 1/2 LOT 17	1604 NE 16TH TER OKLAHOMA CITY
2702	R026582500	COOKSEY TONYA		1921 NE 29TH ST	OKLAHOMA CITY	OK	73111-3345	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 14 & 15	1606 NE 16TH TER OKLAHOMA CITY
2702	R026582450	GRIFFIN EUGENE ESTATE OF	BEY ANDREA GRIFFIN PER REP	3317 BEECHWOOD DR	DEL CITY	OK	73115	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 12 & 13	1610 NE 16TH TER OKLAHOMA CITY
2702	R026582375	LONG ADOLPH & CORRELLIA		1605 NE 46TH ST	OKLAHOMA CITY	OK	73111-6040	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 9 THRU 11	1614 NE 16TH TER OKLAHOMA CITY
2702	R026582300	FITZPATRICK PROPERTIES LLP		607 NW 28TH ST, Unit C	OKLAHOMA CITY	OK	73103-1071	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY

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2702	R026582250	SPECTRA PROPERTY MANAGEMENT LLC		906 W MCDERMOTT DR STE 208	ALLEN	TX	75013	BATH HIGHLAND ADD	006	000	BATH HIGHLAND ADD 006 000 LOTS 4 THRU 6	1624 NE 16TH TER OKLAHOMA CITY
2702	R026583480	MULL PROPERTIES LLC		7201 N CLASSEN BLVD STE 100	OKLAHOMA CITY	OK	73116- 7133	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 S81FT LOTS 19 & 20	1601 NE 14TH ST OKLAHOMA CITY
2702	R026583450	DRANNIK PROPERTIES LLC		1149 E BROOKS ST	NORMAN	OK	73071	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD BLK 007 N49FT OF LOTS 19 & 20	0 UNKNOWN OKLAHOMA CITY
2702	R026583500	PROJECT 17 LLC		1125 NW 92ND ST	OKLAHOMA CITY	OK	73114	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 21 & 22	1605 NE 14TH ST OKLAHOMA CITY
2702	R026583550	FLIPCORE LLC		341 HERITAGE BLVD	EDMOND	OK	73025	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 23 & 24	1609 NE 14TH ST OKLAHOMA CITY
2702	R026583600	ADAMS DERMONTE TARAY		413 W BRITTON RD APT 239	OKLAHOMA CITY	OK	73114- 3547	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 25 & 26	1613 NE 14TH ST OKLAHOMA CITY
2702	R026583650	DAVIS ROBBIE		4232 NE 19TH ST	OKLAHOMA CITY	OK	73121- 7212	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 27 & 28	1617 NE 14TH ST OKLAHOMA CITY
2702	R026583700	WALTON THOMAS DESHUN		1621 NE 14TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 ALL OF LOT 29 & W 1/2 LOT 30	1621 NE 14TH ST OKLAHOMA CITY
2702	R026583400	DRANNIK PROPERTIES LLC		1149 E BROOKS ST	NORMAN	OK	73071- 3434	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 17 & 18	1600 NE 15TH ST OKLAHOMA CITY
2702	R026583300	CHEATHAM ALYSHIA B	CHEATHAM ROBERTA	2212 GLEN ELLYN ST	OKLAHOMA CITY	OK	73111- 2126	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 14 & 15	1606 NE 15TH ST OKLAHOMA CITY
2702	R026583250	BENFORD CATHERENE		8310 N SOONER RD	OKLAHOMA CITY	OK	73151	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 12 & 13	1610 NE 15TH ST OKLAHOMA CITY
2702	R026583200	HARVEY KARL	HARVEY BERNICE	8505 E RENO AVE APT 3	MIDWEST CITY	OK	73110- 6939	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 9 THRU 11	1616 NE 15TH ST OKLAHOMA CITY

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2702	R026583150	THOMAS VIVIAN		1620 NE 15TH ST	OKLAHOMA CITY	OK	73117-2624	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 7 & 8	1620 NE 15TH ST OKLAHOMA CITY
2702	R026583100	HOLMES PAMELA M		203 SHADYBROOK CT	MIDWEST CITY	OK	73110	BATH HIGHLAND ADD	007	000	BATH HIGHLAND ADD 007 000 LOTS 5 & 6	1624 NE 15TH ST OKLAHOMA CITY
2702	R026583350	DRANNIK PROPERTIES LLC		1149 E BROOKS ST	NORMAN	OK	73071	BATH HIGHLAND ADD	007	016	BATH HIGHLAND ADD 007 016	1604 NE 15TH ST OKLAHOMA CITY
2702	R026584550	WEBSTER MAURICE		825 NE 35TH ST	OKLAHOMA CITY	OK	73105-7605	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 26 & 27	1517 NE 14TH ST OKLAHOMA CITY
2702	R026584600	J & N HENNESY REV TRUST		1501 NE 12TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 ALL LOT 28 & W 1/2 LOT 29	1521 NE 14TH ST OKLAHOMA CITY
2702	R026584650	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 E 1/2 LOT 29 & ALL LOT 30 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2702	R026584700	JACKSON ALEXANDRIA		1529 NE 14TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD BLK 008 LOTS 31 & 32	1529 NE 14TH ST OKLAHOMA CITY
2702	R026584750	GUNTER GWENORIS C		1531 NE 14TH ST	OKLAHOMA CITY	OK	73117-2617	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 33 & 34	1531 NE 14TH ST OKLAHOMA CITY
2702	R026584100	MCPHERSON KEVIN A		1512 NE 15TH ST	OKLAHOMA CITY	OK	73117-2622	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 10 & 11	1512 NE 15TH ST OKLAHOMA CITY
2702	R026584050	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 7 THRU 9 EXEMPT	1518 NE 15TH ST OKLAHOMA CITY
2702	R026584000	ELLIS MONICA YVONNE		1522 NE 15TH ST	OKLAHOMA CITY	OK	73117	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 5 & 6	1522 NE 15TH ST OKLAHOMA CITY
2702	R026583950	SIKES TOMMY R		1526 NE 15TH ST	OKLAHOMA CITY	OK	73117-2622	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 3 & 4	1526 NE 15TH ST OKLAHOMA CITY
2702	R026583900	BRIAN BAKER HOMES LLC		PO BOX 184	SPENCER	OK	73084	BATH HIGHLAND ADD	008	000	BATH HIGHLAND ADD 008 000 LOTS 1 & 2	1530 NE 15TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(____)
MASTER DESIGN STATEMENT

1601 NE 15th Street

November 20, 2023

PREPARED BY:

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

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)
- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16), units are not required to be attached

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 shall be per the base zoning.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 60%.

6. Minimum Lot Size:

The minimum lot size within this SPUD shall be 3,000 square feet.

7. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50 feet.

8. Building Setback Lines:

Front Yard: 20 feet

Side Yard: 5 feet

Rear Yard: 10 feet

Corner Side Yard: 5 feet

Setbacks between internally divided parcels 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:

Driveway spacing shall be per the base zoning district.

13. Sidewalks:

Sidewalks shall be per the base zoning district.

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 PUD 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.

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. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

10. Other:

10.1 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

1601 NE 15th Street

Lots Nineteen (19) and Twenty (20), of Block Six (6), in BATH HIGHLAND ADDITION,
to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

As recorded in Book 15473, Page 1492, Oklahoma County, Oklahoma.



SPUD-_____
1601 NE 15th St.

Exhibit B
Conceptual Site Plan
+/-0.14 Acres



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ENGINEERS SURVEYORS PLANNERS

11/20/23

Conceptual site plan showing feasible option
permitted under proposed rezoning