

from PC-10867



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
8800 N. Kelley Avenue

Project Name

8800 N. Kelley Avenue

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

Two-Family Duplex Development

Summary Purpose Statement / Proposed Development

Staff File Only	1538
Case No.: SPUD	11MAY'23
File Date:	7
Ward No.:	MCCOURY HTS NA
Nbhd. Assoc.:	MILLWOOD
School District:	R-1
Extg Zoning:	
Overlay:	

22,500 sf

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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Luis Velasco and Jessie Escobar

Applicant's Name (please print)

9200 W. Wilshire Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-305-6604

Phone

jessie.escobar@yahoo.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.

Joint Tenancy
WARRANTY DEED
(Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That THE OKLAHOMA DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD OF THE STATE OF OKLAHOMA, a corporation, party 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, does hereby grant, bargain, sell and convey unto LUIS VELASCO, JESSIE ESCOBAR as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated Oklahoma County, State of Oklahoma, to-wit:

Lot ONE (1), in
MCCOURRY HEIGHTS ADDITION, to
Oklahoma County, Oklahoma,
according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN & TAXES TO:
LUIS VELASCO & JESSIE ESCOBAR

together with all the improvements thereon, and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such 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.

Signed and delivered this 15th day of December, 2022

THE OKLAHOMA DISTRICT COUNCIL OF THE
ASSEMBLIES OF GOD OF THE STATE OF
OKLAHOMA

BY: DIL DARRYL E. WOOTTON
ITS: SUPERINTENDENT

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

Before me, a Notary Public in and for this state, on this 15th day of December, 2022, personally appeared DARRYL E. WOOTTON to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as SUPERINTENDENT, of THE OKLAHOMA DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD OF THE STATE OF OKLAHOMA, and acknowledged to me that he executed the same as his free and voluntary act and deed of such corporation for the uses and purposes therein set forth.



Notary Stamp Or Seal (Or Other Title Or Rank)

Kene Wootton
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File # 22289002
Underwritten by American Guaranty Title Insurance Company

Joint Tenancy
WARRANTY DEED
(Corporation)

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Signed and delivered this 15th day of December, 2022

THE OKLAHOMA DISTRICT COUNCIL OF THE
ASSEMBLIES OF GOD OF THE STATE OF
OKLAHOMA

BY: Darryl E. Wootton
ITS: SUPERINTENDENT

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

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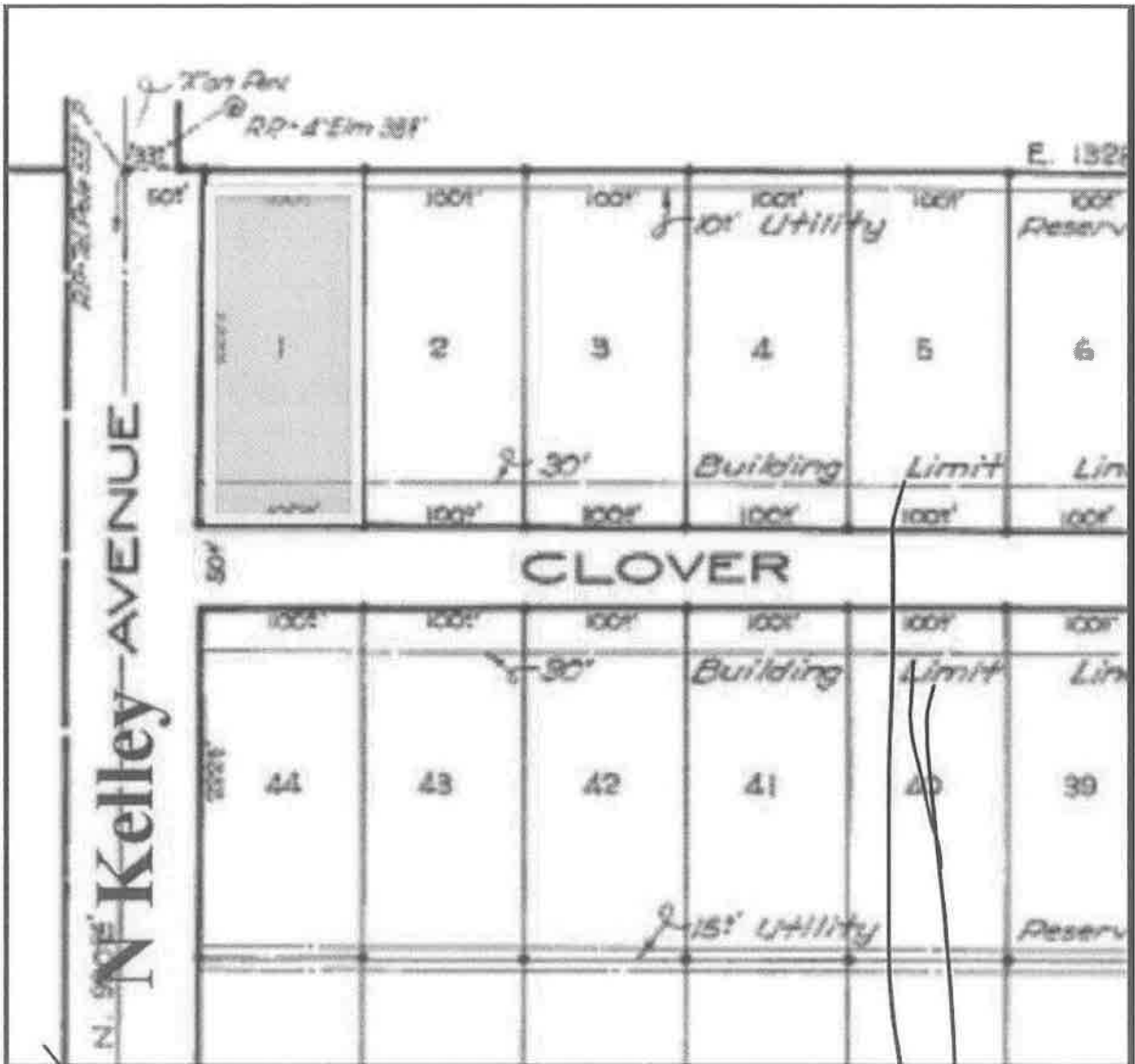
Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

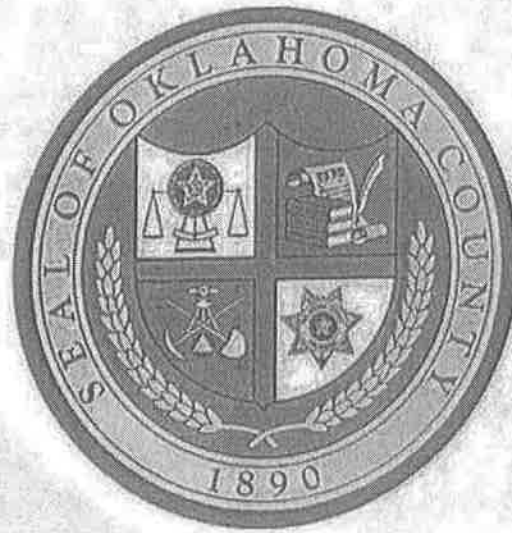
Deed presented for filing by: Old Republic Title Company of Oklahoma
File # 22289662
Underwritten by American Guaranty Title Insurance Company

**Property to be rezoned: Lot 1 of Mccourry Heights Oklahoma city,
OK 73131**

Legal Description : MCCOURRY HEIGHTS ADD 000 000 LOT 1 Exempt



Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

This Official Report is for Account Number R146420100 and is a 400-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 } ss:

I, the day stated, qualified and acting
County Assessor, in and for the County
and State of Oklahoma, do hereby certify that
the within and foregoing is a full, true and
complete copy of 400 A Radial Street
filed in the office of the County Assessor
on the 4 day of January 20 23
given under my hand and official seal this
4 day of January 20 23

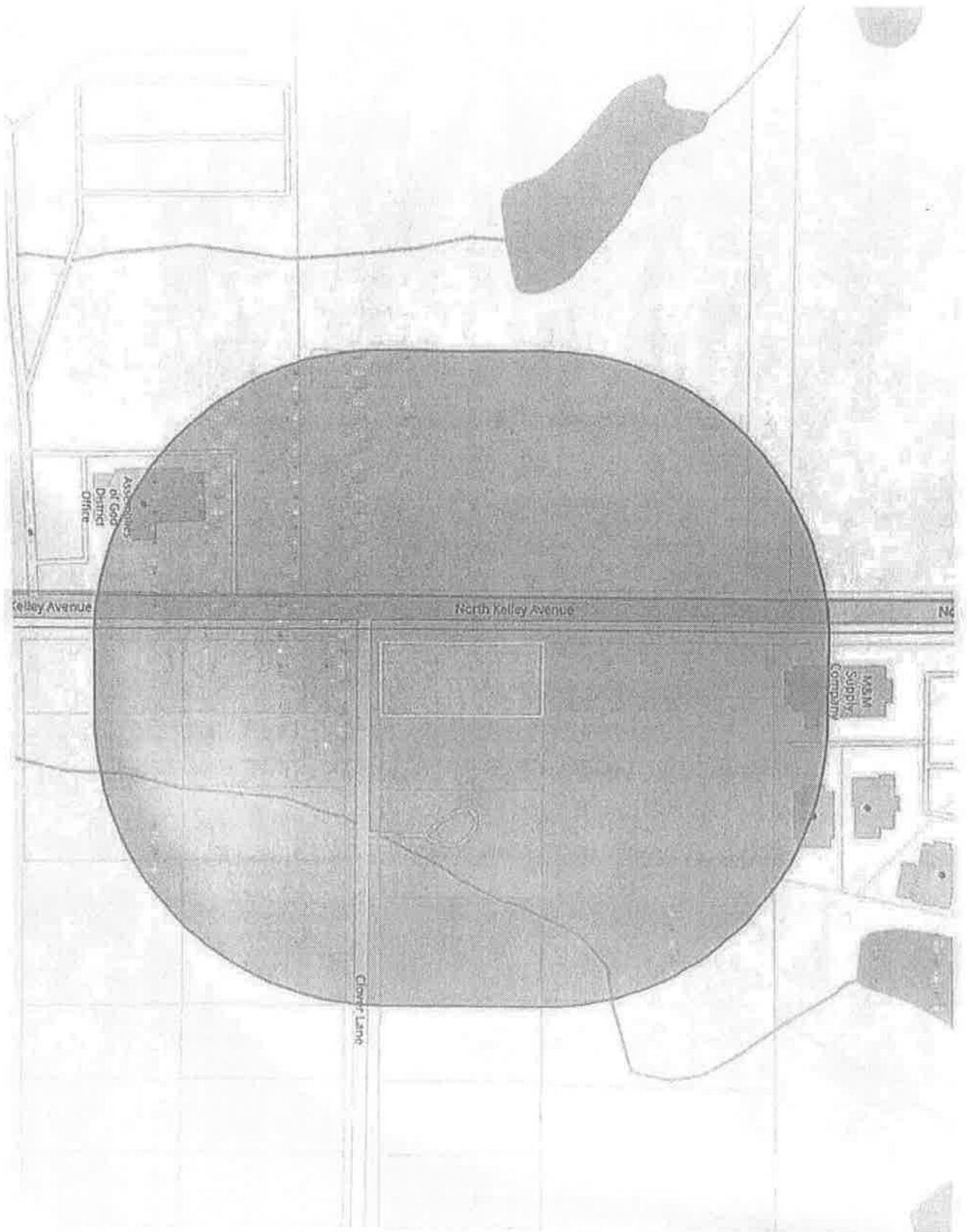
W. J. Adams County Assessor

Oklahoma County Assessor's
400ft Radius Report
1/4/2023

parcelid	name1	name2	mailingaddress	Shape	city	state	zipcode	subname	block	lot	legal	location
R14642000	THE OKLAHOMA DISTRICT COUNCIL OF	THE ASSEMBLIES OF GOD	PO BOX 13179		OKLAHOMA CITY	OK	73113-1179	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOT 25 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R14642000	THE OKLAHOMA DISTRICT COUNCIL OF	THE ASSEMBLIES OF GOD	PO BOX 13179		OKLAHOMA CITY	OK	73113-1179	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY
R14642000	DEATHERAGE KENT J & PAMELA JEAN		1009 SHAMROCK RD		OKLAHOMA CITY	OK	73131-3425	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOTS 29 & 30	1009 SHAMROCK RD OKLAHOMA CITY
R14642000	OKLAHOMA DISTRICT COUNCIL OF	THE ASSEMBLIES OF GOD	PO BOX 13179		OKLAHOMA CITY	OK	73113-1179	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W 000 000 PT NE4 SEC 34 13N 3W S/2 OF SE4 NE4 SUB TO ESMTS OF RECORD	8701 N KELLY AVE OKLAHOMA CITY
R14642000	THE OKLAHOMA DISTRICT COUNCIL OF	THE ASSEMBLIES OF GOD	PO BOX 13179		OKLAHOMA CITY	OK	73113-1179	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOTS 42 & 43	0 UNKNOWN OKLAHOMA CITY
R14642000	BYRNINGS JUSTIN		1008 CLOVER LN		OKLAHOMA CITY	OK	73131-2401	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOTS 40 & 41	1008 CLOVER LN OKLAHOMA CITY
R14642000	BYRNINGS JUSTIN		1008 CLOVER LN		OKLAHOMA CITY	OK	73131-2401	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOTS 40 & 41	1008 CLOVER LN OKLAHOMA CITY
R14642000	THE OKLAHOMA DISTRICT COUNCIL OF	THE ASSEMBLIES OF GOD	PO BOX 13179		OKLAHOMA CITY	OK	73113-1179	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOT 44 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R134601935	CITY OF NICHOLS HILLS		6407 AVONDALE DR		NICHOLS HILLS	OK	73116-6431	UNPLTD PT SEC 34 13N 3W	000	000	UNPLTD PT SEC 34 13N 3W 000 000 PT NE4 SEC 34 13N 3W BEG 305FT W & 135FT N OF SE/C OF N 1/2 OF SE4 NE4 TH N140FT W50FT S140FT E50FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R14642000	SAGRAN LARAH	SAGRAN NICHOLS	1007 CLOVER LN		OKLAHOMA CITY	OK	73131	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 E/2 OF LOT 4 & ALL OF LOT 5 EX A TR BEG SW/C E/2 LT 4 TH E10FT N61.70FT NE30.47FT NLY16.75FT NE4.59FT SE24.40FT NE13.76FT NE37.52FT NE28.24FT NE45.78FT NE23.40FT W127.65FT	1007 CLOVER LN OKLAHOMA CITY
R14642000	CHIELMA SHEAM AU	RASDOU RAM G	1003 CLOVER LN		OKLAHOMA CITY	OK	73131-2402	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 ALL OF LOT 3 & PT OF LOTS 4 & 5 BEG AT SW/C LT 3 TH E160FT N61.70FT NE30.47FT NLY16.75FT NE4.59FT SE24.40FT NE13.76FT NE37.52FT NE28.24FT NE45.78FT NE23.40FT W277.65FT S22	1003 CLOVER LN OKLAHOMA CITY
R14642000	CAMPBELL ANTHONY & MELANE GARCIA		5712 SE 84TH ST		OKLAHOMA CITY	OK	73135	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD LOT 2	0 UNKNOWN OKLAHOMA CITY
R146420100	THE OKLAHOMA DISTRICT COUNCIL OF	THE ASSEMBLIES OF GOD	PO BOX 13179		OKLAHOMA CITY	OK	73113-1179	MCCOURRY HEIGHTS ADD	000	000	MCCOURRY HEIGHTS ADD 000 000 LOT 1 EXEMPT	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's
400ft Radius Report
1/4/2023

R134051500	PEOPLES CHURCH INC		800 E BRITTON RD	OKLAHOMA CITY	OK	73114-7707	ADAMS SUB ADDITION	000	000	ADAMS SUB ADDITION BLKS 2 7 9 10 15 & 16 EX PT OF BLK 15 BEG AT SW/C BLK 15 TH N60FT E100FT S60FT W100FT TO BEG PLUS PT NE4 SEC 34 13N 3W BEING N/2 SE4 NE4 EX BEG 305FT W & 15FT N OF SE/C N/2 SE4 NE4	800 E BRITTON RD OKLAHOMA CITY
R134051825	GRATER MOUNT PILGRIM BAPTIST	CHURCH OF OKLAHOMA CITY	8000 N KELLEY AVE	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 35 13N 3W	000	000	UNPLTD PT SEC 35 13N 3W 000 000 PT NW4 SEC 35 13N 3W BEING N 1/2 NW4 SW4 NW4	D UNKNOWN OKLAHOMA CITY
R210551075	LOVE STAMP LLC		9008 N KELLEY AVE	OKLAHOMA CITY	OK	73131	TOWER LAKES	001	000	TOWER LAKES 001 000 PT OF LOT 8 BEG SW/C LT 8 TH N85.74FT E208.67FT SWLY97.19FT W150.47FT TO BEG AKA LOT 8B CONT .4380ACRS MORE OR LESS	9008 N KELLEY AVE OKLAHOMA CITY
R210551080	M&M ACQUISITION LLC		9000 N KELLEY AVE	OKLAHOMA CITY	OK	73131	TOWER LAKES	001	000	TOWER LAKES 001 000	9000 N KELLEY AVE OKLAHOMA CITY
R210551150	TOWER LAKES LLC		9120 N KELLEY AVE STE 100	OKLAHOMA CITY	OK	73131-2440	TOWER LAKES	000	000	TOWER LAKES 000 000 COMMON AREA A	1100 E BRITTON RD OKLAHOMA CITY
R134681500	PEOPLES CHURCH INC		800 E BRITTON RD	OKLAHOMA CITY	OK	73114-7707	ADAMS SUB ADDITION	000	000	ADAMS SUB ADDITION BLKS 2 7 9 10 15 & 16 EX PT OF BLK 15 BEG AT SW/C BLK 15 TH N60FT E100FT S60FT W100FT TO BEG PLUS PT NE4 SEC 34 13N 3W BEING N/2 SE4 NE4 EX BEG 305FT W & 15FT N OF SE/C N/2 SE4 NE4	800 E BRITTON RD OKLAHOMA CITY



5/8/2023

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
8800 N. KELLEY AVENUE
SPUD - # _____
MASTER DESIGN STATEMENT

PREPARED BY:

E. D. Hill
Randy King Hill
1220 Mulberry Lane
Oklahoma City, OK 73116
405-232-2208
rhill@edhill.com

Simplified Plan Unit Development

SPUD # _____

8800 N. Kelley Avenue

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 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 of 8800 N. Kelley Avenue 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 of 8800 N. Kelley Avenue 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 of 8800 N. Kelley Avenue, 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 of 8800 N. Kelley Avenue 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 of 8800 N. Kelley Avenue, such Special Use and Development Regulations of this SPUD of 8800 N. Kelley Avenue shall prevail and be controlling.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2020, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

1. This site will be developed in accordance with the regulations of the “R-2” Medium=Low Density Residential District, except that the following restrictions will apply:

II. Special Regulations:

1. Use Units Allowed:

The following use(s) will be the only use(s) permitted on this site:

8200.16 Two-Family Residential

2. Maximum Building Height:

One (1) Story in height

3. Maximum Building Size:

Each Structure - 3,600 square feet

4. Maximum Number of Buildings:

Two (2) Duplex Buildings

5. Building Setback Lines:

West Building Setback:

Minimum Building Setback from N. Kelley Ave shall twenty-five (25) feet

East Building Setback:

Minimum Building Setback shall be ten (10) feet.

South Building Setback:

Minimum Building Setback shall be thirty (30) feet.

North Building Setback:

Minimum Building Setback shall be ten (10) feet.

6. Sight-proof Screening:

Sight-proof screening shall not be required.

7. Landscaping:

Landscaping shall be installed in accordance with the the city landscaping ordinance.

8. Signs:

Signs shall only be permitted in accordance with the “R-2” District regulations.

9. Access:

Access shall be permitted to only the following:

Street access shall be permitted to North Kelley Avenue only. Joint access drives and parking shall be permitted between buildings.

10. Sidewalks:

As there are presently no sidewalks in this area, sidewalks shall not be required as a part of this SPUD.

III. Other Development Regulations:

1. Architecture Construction Materials:

Exterior building wall finish on all structures shall consist of a primarily of brick veneer, masonry, rock, stone, with wood accents or other similar type finish. No stucco or EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Buildings to be constructed within this SPUD may only be constructed within the area noted as "Buildable Area" on Exhibit "B" Master Development Site Plan. The remainder of the property shall be Open Space comprised of drives, parking, fencing and landscaping.

3. Site Lighting:

Lighting as may be installed as a part of the development of this SPUD shall be directed away from the East Property boundary.

4. Fencing:

Fencing within and along property lines of this SPUD shall be permitted.

5. Sanitary Sewer and Water:

Sanitary Sewer and Water shall be provided by existing sanitary sewer and water lines.

6. Dumpsters:

Dumpsters shall not be permitted within this SPUD. Trash collection will be by means of trash cans as allowed.

7. Drainage:

Development of this SPUD shall be in accordance with the provisions of Chapter 16 of the Oklahoma City Municipal Code.

8. Parking:

In addition to normal driveway parking a minimum of an additional three (3) parking guest parking spaces shall be provided as shown on exhibit "B" Master Development Site Plan.

IV. Exhibits

Exhibit A:	Legal Description
Exhibit "B"	Master Development Site Plan
Exhibit "C"	Plat of Survey

Exhibit "A"

Legal Description

Lot One (1) in McCourry Heights Addition to Oklahoma County, Oklahoma according to the recorded plat thereof.

Site plan for a 100.00' x 100.00' lot. The lot is bounded by C/L N. KELLY AVENUE to the north and C/L CLOVER LANE to the south. The plan shows two rectangular BUILDABLE AREA sections, one in the upper half and one in the lower half, separated by a central DRIVE. The DRIVE is 10.0' R (Right of Way) wide. To the right of the DRIVE is a (3) 9'X18' PARKING area. The lot is divided into sections with various dimensions: 50'-0" and 25'-0" along the north boundary; 61'-7" and 13'-5" along the east boundary; 134'-3" and 89'-3" along the west boundary; and 25'-0", 30'-0", 57'-7", and 25'-0" along the south boundary. The BUILDABLE AREA sections are 100.00' wide and 222.50' deep. The DRIVE is 24'-0" wide. The PARKING area is 20'-2" wide. The lot is also divided into sections with dimensions 20'-2", 27'-0", and 67'-4" along the east boundary.

LEGAL DESCRIPTION

Lot 1 in

McCourry Heights Addn to

Oklahoma County, Oklahoma

According to the recorded plat thereof

