



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 REZONING

Case No.:	PC - 10796
File Date:	27 Jan 22
Ward No.:	4
Nbhd. Assoc.:	
School District:	Mid-De1
Extg Zoning:	AA
Overlay:	

Hiwassee Rezone

Project Name

12700 SE 52nd St.

Address / Location of Property to be Rezoned

Single Family; Undeveloped

Present Use of Property

Single-Family Residential

Purpose Statement / Proposed Development

RA2, "Single-Family Two-Acre Rural Residential" District

Proposed Zoning District

+/- 40 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.
- ☐ Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Baugh Rentals, LLC

Name

PO Box 21141

Mailing Address

Oklahoma City, OK 21141

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.

January 27, 2022

City of Oklahoma City
Development Services Department
420 W. Main St.
Oklahoma City, OK 73102

Attention: Mr. JJ Chambless

RE: 12700 SE 52nd St.: Rezoning Submittal

Dear JJ:

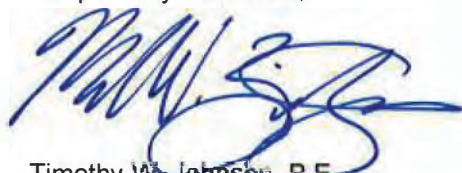
On behalf of the property owner, Baugh Rentals, LLC, we are submitting a request for a rezoning application to be reviewed and recommended for approval by the Planning Commission for the property located at 12700 SE 52nd St. in southeast Oklahoma City. The subject site is currently zoned AA, "Agricultural" District. This application seeks to rezone the property to RA2, "Single-Family Two-Acre Rural Residential" District to allow for the proposed single family residential development. The proposed development, totaling +/- 40 acres, will complement the surrounding residential developments.

Please find attached the following submittal documents for the above referenced project:

- Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot radius Ownership List
- Ownership List Spreadsheet
- Rezone Exhibit
- Filing Fee of \$1,500.00

Please review the following information for its completeness and place this application on the Planning Commission docket for **March 10, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5094 000 / ZON]

**BAUGH RENTALS LLC
PO BOX 21141
Oklahoma City, OK 21141
PH: (000) 000-0000**

January 19, 2022

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

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

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 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,

A handwritten signature in cursive script, appearing to read "Ronnie Baugh".

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 0000 000/PUD



(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **William J Redenius and Mary C Redenius, husband and wife** 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 **Baugh Rentals LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs 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.

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

Signed and delivered June 28, 2021.

William J Redenius

Mary C Redenius

The State of OKLAHOMA

County of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28 day of June, 2021, personally appeared William J Redenius and Mary C Redenius, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/he/their) free and voluntary act and deed for the uses and purposes therein set forth.

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



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

Mail Deed and Tax Statements To:
Baugh Rentals LLC
PO BOX 21141
Oklahoma City, OK 73156

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 714052101592
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

EXHIBIT "A"
Legal Description

For Tax Map ID(s): 144150580 and 168522410

The North Half (N/2) of the East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The South Half (S/2) of the East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LEGAL DESCRIPTION

SE 44th & Hiwassee

The North Half (N/2) of the East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twenty one (21), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The South Half (S/2) of the East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twenty one (21), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 14801, Page 698, Oklahoma County, Oklahoma.

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:

The North Half (N/2) of the East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The South Half (S/2) of the East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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: January 14, 2022 at 7:30 AM

First American Title Insurance Company

By: 

Shelly Duke

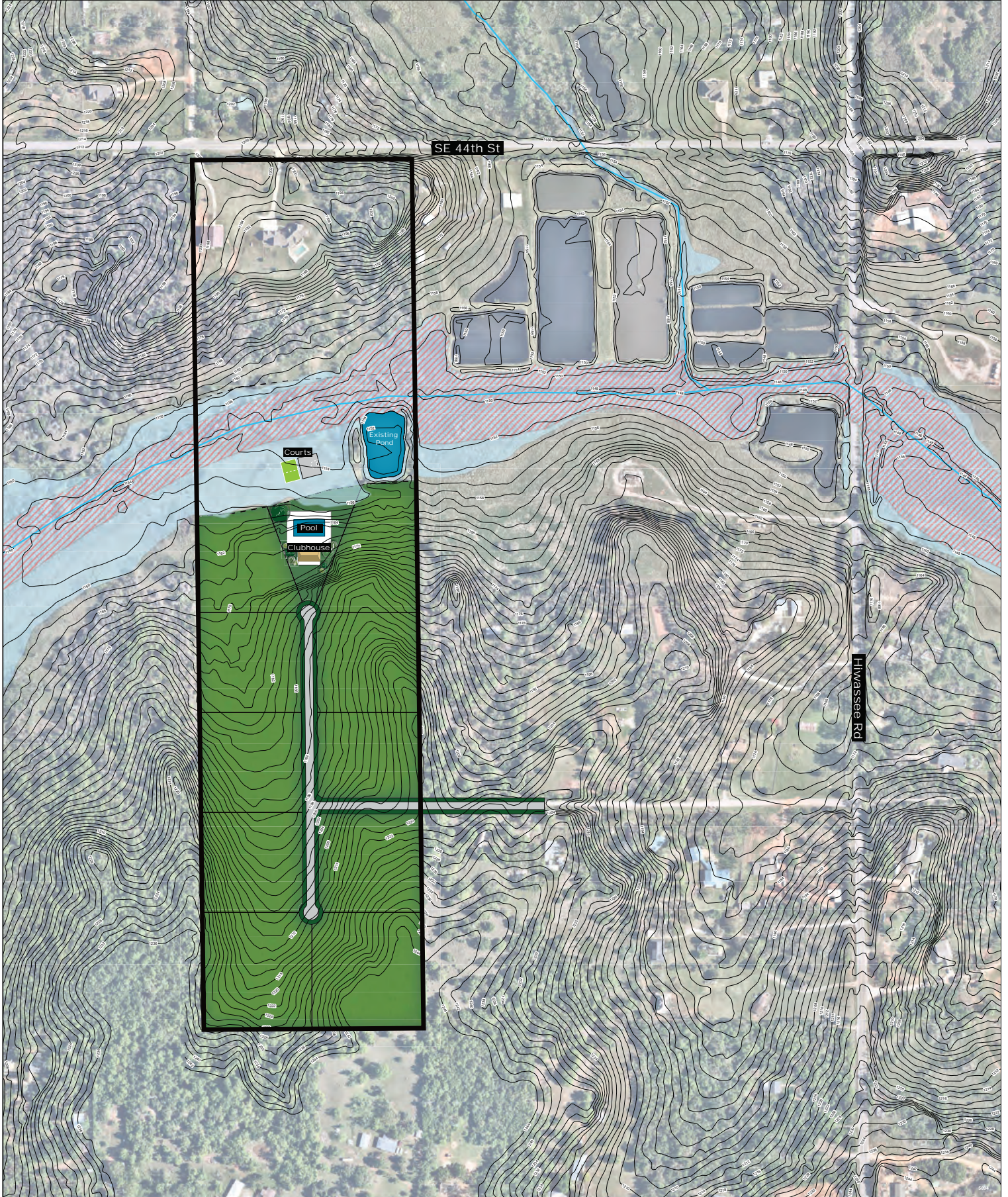
Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2711028-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1281	R144150580	BAUGH RENTALS LLC	PO BOX 21141	OKLAHOMA CITY	OK	73156	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT OF NE4 SEC 21 11N 1W N/2 OF E/2 OF W/2 OF NE4 (SUBJECT PROPERTY)	12640 SE 44TH ST OKLAHOMA CITY
1281	R168522410	BAUGH RENTALS LLC	PO BOX 21141	OKLAHOMA CITY	OK	73156	CASS TOWNSHIP	000	000	CASS TOWNSHIP 000 000 PT OF NE4 SEC 21 11N 1W S/2 OF E/2 OF W/2 OF NE4 (SUBJECT PROPERTY)	0 UNKNOWN UNINCORPORATED
1262	R144085020	GIBSON JIMMIE DALE	12701 SE 44TH ST	CHOCTAW	OK	73020-6147	UNPLTD PT SEC 16 11N 1W	000	000	UNPLTD PT SEC 16 11N 1W 000 000 PT SE4 SEC 16 11N 1W BEG 989.4FT W SE/C SE4 TH W659.6FT N661.72FT E659.6FT S661.72FT TO BEG SUBJ TO EASEMENTS OF RECORD	12701 SE 44TH ST OKLAHOMA CITY
1262	R144085055	KINSLEY RAYMOND W & HAN H	12533 SE 44TH ST	CHOCTAW	OK	73020-6257	UNPLTD PT SEC 16 11N 1W	000	000	UNPLTD PT SEC 16 11N 1W 000 000 PT OF SE4 SEC 16 11N 1W BEG 1978.8FT W OF SE/C OF SE4 W329.8FT N661.72FT E329.8FT S661.72FT TO BEG EX S33FT & E25FT FORRD OR TR 5	12613 SE 44TH ST OKLAHOMA CITY
1262	R144085030	OCLAIR PATRICIA DIANE	12601 SE 44TH ST	CHOCTAW	OK	73020-6146	UNPLTD PT SEC 16 11N 1W	000	000	UNPLTD PT SEC 16 11N 1W 000 000 PT OF SE4 SEC 16 11N 1W BEG 1649FT W OF SE/C OF SE4 TH W329.8FT N661.72FT E329.8FT S661.72FT TO BEG OR TR 2	12601 SE 44TH ST OKLAHOMA CITY
1281	R168522400	KINSLEY RAYMOND W, KINSLEY HAN H	12533 SE 44TH ST	CHOCTAW	OK	73020-6257	CASS TOWNSHIP	01W	021	CASS TOWNSHIP 01W 021 PT OF NE4 SEC 21 11N 1W W/2 OF W/2 OF NE4	12600 SE 44TH ST UNINCORPORATED
1281	R168522375	WENDTE STEVEN S & SHARON K	15330 SE 39TH ST	CHOCTAW	OK	73020	CASS TOWNSHIP	01W	021	CASS TOWNSHIP 01W 021 PT OF NE4 SEC 21 11N 1W E 1/2 OF NE4 LESS TRS 1 THRU 8	12500 SE 44TH ST OKLAHOMA CITY
1281	R144150575	BONNER WILLIAM H, BANKS ELIZABETH M	12812 SE 52ND ST	CHOCTAW	OK	73020-5601	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT OF NE4 SEC 21 11N 1W BEG 990.25FT W OF SE/C OF NE4 TH W330.10FT N660FT E330.09FT S660FT TO BEG OR TR 8 LESS N25FT	12738 SE 52ND ST OKLAHOMA CITY
1281	R144152381	MURRAY TINA M & DENNIS F	12737 SE 52ND ST	CHOCTAW	OK	73020-5624	UNPLTD PT SEC 21 11N 1W	01W	021	UNPLTD PT SEC 21 11N 1W 01W 021 PT OF NE4 SEC 21 11N 1W BEG 660FT N & 990.23FT W OF SE/C OF NE4 TH N660FT W330.08FT S660FT E330.09FT TO BEG OR TR 7 LESS S25FT	12737 SE 52ND ST OKLAHOMA CITY
1282	R144153975	SANDERS DECARLOS & JERRA SIMMONS	12729 SE 54TH ST	OKLAHOMA CITY	OK	73109	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT OF SE4 SEC 21 11N 1W W 1/2 OF NW4 OF NE4 OF SE4	12729 SE 54TH ST OKLAHOMA CITY
1282	R144154045	REGAN MICHAEL A JR, DEAN CAROL A	12617 SE 54TH ST	CHOCTAW	OK	73020-5625	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT OF SE4 SEC 21 11N 1W W 1/2 OF NE4 OF NW4 OF SE4	12617 SE 54TH ST OKLAHOMA CITY

1282	R144154030	WOOD MARVIN L & REBECCA L	12717 SE 54TH ST	CHOCTAW	OK	73020-5608	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT OF SE4 SEC 21 11N 1W E 1/2 OF NE4 OF NW4 OF SE4	12717 SE 54TH ST OKLAHOMA CITY
1282	R144154002	ARENA HOMES LLC	629 HAROLD DR NE	PIEDMONT	OK	73078	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT SE4 SEC 21 11N 1W E 1/2 OF NW4 OF NW4 OF SE4 EX W100FT	12531 SE 54TH ST OKLAHOMA CITY
1282	R144154004	NOSSAMAN CARA	12529 SE 54TH ST	CHOCTAW	OK	73020-5606	UNPLTD PT SEC 21 11N 1W	000	000	UNPLTD PT SEC 21 11N 1W 000 000 PT SE4 SEC 21 11N 1W W100FT OF E 1/2 OF NW4 OF NW4 OF SE4	12529 SE 54TH ST OKLAHOMA CITY



12700 SE 52nd St.

Conceptual Site Plan

Rezoning Exhibit

+/- 40 acres
10 lots