



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 PUD ReZONING

Planned Unit Development District

Staff Use Only:

Case No.: PUD -

1896

File Date:

4/13/21

Ward No.:

4

Nbhd. Assoc.:

—

School District:

Choctaw / Nicoma

Extg Zoning:

AA

Overlay:

—

Name of Development or Applicant

13665 SE 59th ST

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

9.47 Acres

ReZoning Area (Acres or Square Feet)

Propose RA-2 w/ Modified lot width

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.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Jessica McLain Utterback

Applicant's Mailing Address

City, State, Zip Code

Phone

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.

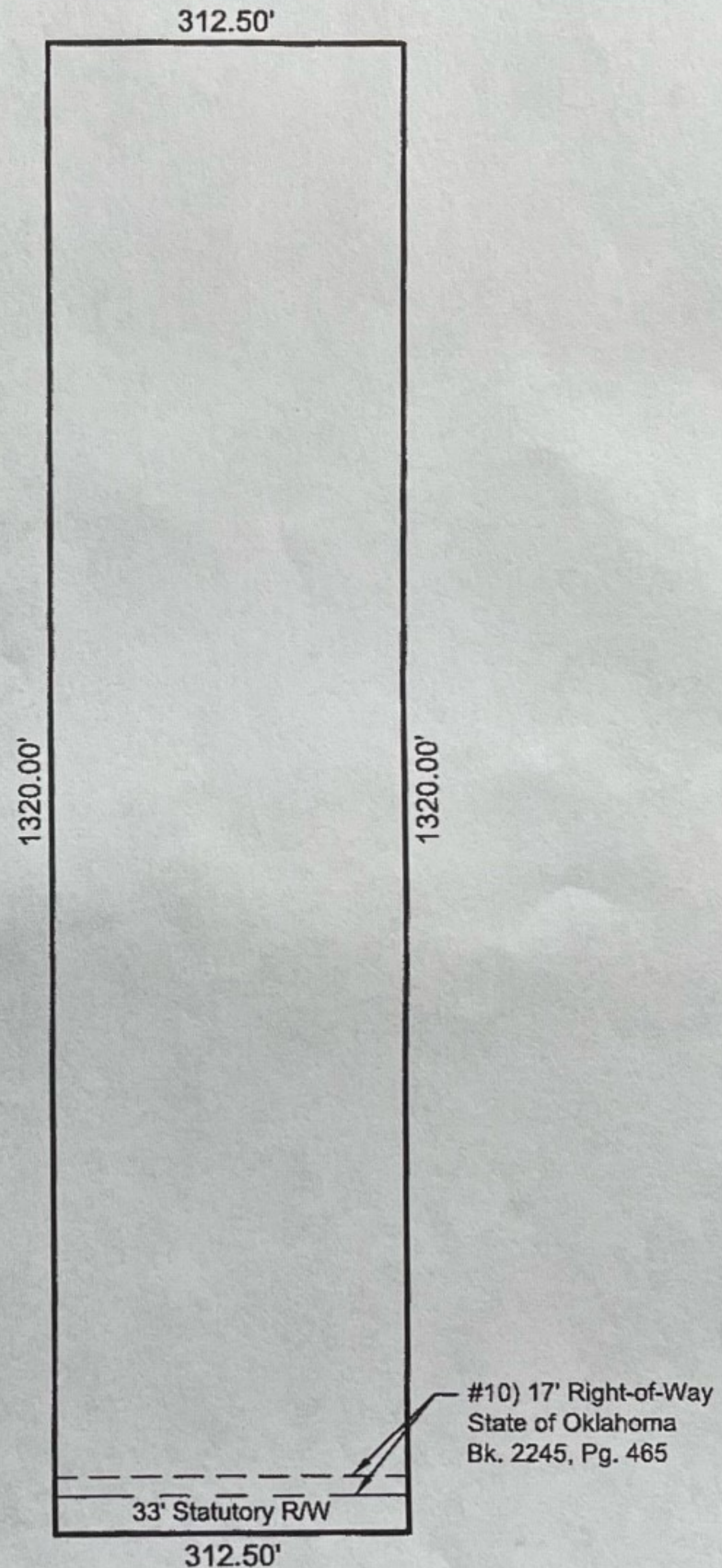
MORTGAGE INSPECTION REPORT

Not a Land or Boundary Survey

Schedule B, Part II (DNA - Does Not Affect, BL - Blanket, AAS - Affects as Stated)

#11) Easement recorded in Book 2253, Page 154, BL

#12) Conservancy District recorded in Book 13925, Page 874, AAS



Sketch Legend

—————	SUBJECT PROPERTY
- - - - -	LOT LINE
—————	BUILDING LINE
- - - - -	EASEMENT LINE
- - - - -	RIGHT-OF-WAY LINE
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
	DECK
	CONCRETE

SE 59th St.

I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit;

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 22, 2020, with metes and bounds as follows: Commencing at the Southeast corner of said SE/4; Thence South 89°51'38" West as the basis of bearing on the South line of said Section 22 a distance of 1338.14 feet to the Point of Beginning; Thence continuing South 89°51'38" West on said South line a distance of 312.50 feet; Thence North 00°07'50" West a distance of 1320.00 feet; Thence North 89°51'38" East and parallel to the South line of said SE/4 a distance of 312.50 feet; Thence South 00°07'50" East a distance of

EXHIBIT "A"
Legal Description

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 22, 2020, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence South 89°51'38" West as the basis of bearing on the South line of said Section 22 a distance of 1338.14 feet to the Point of Beginning; Thence continuing South 89°51'38" West on said South line a distance of 312.50 feet; Thence North 00°07'50" West a distance of 1320.00 feet; Thence North 89°51'38" East and parallel to the South line of said SE/4 a distance of 312.50 feet; Thence South 00°07'50" East a distance of 1320.00 feet to the Point of Beginning.

13665 se 59th
312.5'

9.47 Acres



McAin

7.41 Acres

1320'

UTTERBACK

2.06 Acres

285.71'

26.79'

**(Limited Liability Company Form)
JOINT TENANCY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

Old Town Choctaw 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 **Kelsey R. McLain and Zachery M. McLain** 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:

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 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 6, 2021.

Old Town Choctaw Properties, LLC

BY: _____

James Trent Smith
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 6th day of October, 2021 personally appeared James Trent Smith, Manager of Old Town Choctaw 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, 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.



Misty German
Notary Public in and for the State of OKLAHOMA
Notary's Printed Name: Misty German
Notary's Commission Expires: January 14, 2022

Mail Deed and Tax Statements To:


Presented for filing by and return to:

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.

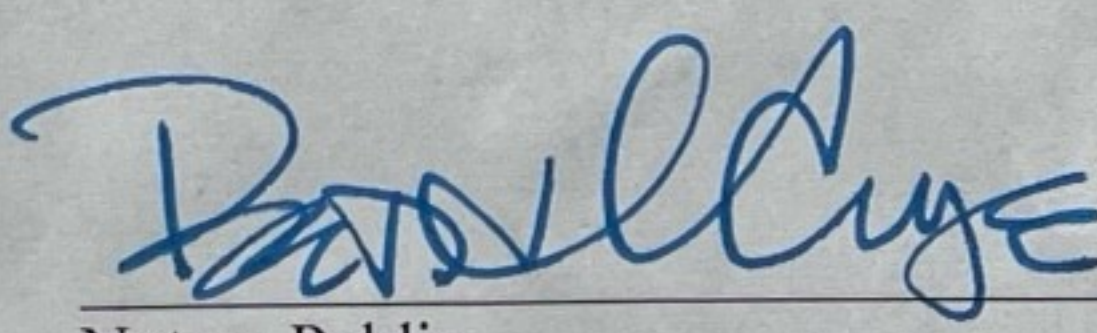
Executed at Oklahoma City, Oklahoma, on the 23RD day of NOVEMBER, 2021


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA,
County of OKLAHOMA, on the 23RD day of NOVEMBER, 2021.

My Commission Expires:

01/18/25


Notary Public

Commission # 21000741



Legal Description:

CASS TOWNSHIP PT SE4 SEC 22 11N 1W BEG 1338.14FT W OF SE/C SE4 TH W312.50FT N1320FT
E312.50FT S1320FT TO BEG CONT 9.47ACRS MORE OR LESS

Larry Stein Oklahoma County Assessor's Office




Ownership Radius Report

This Report is for Account Number R168522575 and is a 1000-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.

LETTER OF AUTHORIZATION

I, Zac McLain or, Kelsey McLain authorizes, Jessica McLain to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

13665 SE 59th street Choctaw, OK 73030

X 

Zac McLain
Property Owner

01/21/2022

**Oklahoma County Assessor's
1000ft Radius Report
2/10/2022**

accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R144173020	PAYSNOE ERIC G & HANNA C		2700 SW 120TH ST		OKLAHOMA CITY	OK	73170	UNPLTD PT SEC 22 11N 1W	000	000	PT SE4 SEC 22 11N 1W BEG 330FT S OF NE/C SE4 TH S982.52FT W2625.50FT N1318.54FT E1967.86FT S330FT E660FT TO BEG CONT 74.33ACRS MORE OR LESS	5601 S HENNEY RD OKLAHOMA CITY
R168522911	MCKIDDIE RANDALL L	MCKIDDIE GEORGE W III	13800 SE 59TH ST		OKLAHOMA CITY	OK	73150-7910	CASS TOWNSHIP	000	000	CASS TOWNSHIP 000 000 PT NE4 SEC 27 11N 1W A PT OF NE4 OF NE4 SEC 27 BEG AT NE/C OF SD SEC W1311.72FT S840.81FT TH ON CURVE TO RIGHT ALONG N R/W LINE OF INTERSTATE 40 593.03FT SELY ALONG N R/W LINE OF	13800 SE 59TH ST UNINCORPORATED
R144177045	WADE MARK		4313 S WESTMINSTER RD		OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 22 11N 1W	000	000	UNPLTD PT SEC 22 11N 1W 000 000 PT SW4 SEC 22 11N 1W BEG 1614.86FT N OF SW/C SW4 TH E270FT S96FT E390FT S198FT E1961.16FT N479.03FT W2619.41FT S185.51FT TO BEG CONT 25.24ACRS MORE OR LESS	5500 S HIWASSEE RD OKLAHOMA CITY
R168522575	OLD TOWN CHOCTAW PROPERTIES LLC		5700 HOLZMAN AVE		CHOCTAW	OK	73020	CASS TOWNSHIP	000	000	CASS TOWNSHIP PT SE4 SEC 22 11N 1W BEING SE4 EX A TR BEG NE/C SE4 TH S1312.52FT W2625.50FT N1318.54FT E2627.47FT TO BEG & EX BEG SW/C SE4 TH N1320FT E660FT S1320FT W660FT TO BEG SUBJ TO ESMTS OF RECOR	13701 SE 59TH ST OKLAHOMA CITY
R144173015	WHITE MICHAEL A & JEANNA K		13601 SE 59TH ST		CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	000	000	PT SE4 SEC 22 11N 1W BEG 660FT N OF SW/C SE4 TH N660FT E660FT S1320FT W330FT N660FT W330FT TO BEG CONT 15ACRS MORE OR LESS	13601 SE 59TH ST OKLAHOMA CITY
R144179005	KANALY THOMAS & SHERRI		13415 SE 59TH ST		OKLAHOMA CITY	OK	73150-7909	UNPLTD PT SEC 22 11N 1W	000	000	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W BEING E 1/2 OF E 1/2 OF SE4 OF SW4	13415 SE 59TH ST OKLAHOMA CITY
R144173050	MARTELL SARAH & MICHAEL		PO BOX 1236		CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	000	000	CASS TOWNSHIP PT SE4 SEC 22 11N 1W BEG 1650.64FT W OF SE/C SE4 TH W312.50FT N1320FT E312.50FT S1320FT TO BEG CONT 9.47ACRS MORE OR LESS	
R144173025	DORN CHRISTOPHER		11708 LORENE AVE		MIDWEST CITY	OK	73130	UNPLTD PT SEC 22 11N 1W	000	000	PT SE4 SEC 22 11N 1W BEG SE/C SE4 TH W966.83FT N442.79FT E966.83FT S442.79FT TO BEG CONT 9.83ACRS MORE OR LESS	UNKNOWN
R144223927	WALKER WILLIAM L & LINDA K CO TRS	WALKER WILLIAM L & LINDA K REV TRUST	13700 SE 59TH ST		OKLAHOMA CITY	OK	73150-7904	UNPLTD PT SEC 27 11N 1W	000	000	UNPLTD PT SEC 27 11N 1W 000 000 TR 5 PT NE4 SEC 27 11N 1W BEG 1311.72FT W NE/C SD NE4 TH W482.40FT S661.79FT SELY 497.51FT N840.81FT TO BEG CONT 8.15ACRS MORE OR LESS EX N33FT FOR ROAD	13700 SE 59TH ST OKLAHOMA CITY


**Oklahoma County Assessor's
1000ft Radius Report
2/10/2022**

R144173035	NOLEN INVESTMENTS LLC		4700 E RENO AVE		DEL CITY	OK	73115	UNPLTD PT SEC 22 11N 1W	00	00	CASS TOWNSHIP PT SE4 SEC 22 11N 1W BEG 668.51FT N OF SE/C SE4 TH W1004.36FT N217.25FT E1004.74FT S217.28FT TO BEG CONT 5.01ACRS MORE OR LESS	UNKNOWN
R144173040	NOLEN INVESTMENTS LLC		4700 E RENO AVE		DEL CITY	OK	73115	UNPLTD PT SEC 22 11N 1W	00	00	CASS TOWNSHIP PT SE4 SEC 22 11N 1W BEG 885.76FT N OF SE/C SE4 TH W1004.74FT N217.16FT E1005.13FT S217.16FT TO BEG CONT 5.01ACRS MORE OR LESS	UNKNOWN
R144173045	NOLEN INVESTMENTS LLC		4700 E RENO AVE		DEL CITY	OK	73115	UNPLTD PT SEC 22 11N 1W	00	00	CASS TOWNSHIP PT SE4 SEC 22 11N 1W BEG 1102.92FT N OF SE/C SE4 TH W1005.13FT N217.08FT E1005.52FT S217.08FT TO BEG CONT 5.01ACRS MORE OR LESS	UNKNOWN
R144223925	MCGRAW JO		13436 SE 59TH ST		OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 27 11N 1W	000	000	UNPLTD PT SEC 27 11N 1W 000 000 PT OF NE4 & NW4 SEC 27 11N 1W BEG AT NE/C OF NW4 TH W266FT S483.45FT SELY ALONG N LINE IH 40 414.8FT N603.77FT W127.98FT TO BEG CONT 5.03 ACRS MORE OR LESS	13436 SE 59TH ST OKLAHOMA CITY
R144173030	SANROMAN ESTEBAN & SASKIA M		702 N CHISHOLM RD		OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 22 11N 1W	000	000	PT SE4 SEC 22 11N 1W BEG 442.79FT N OF SE/C SE4 TH W966.83FT N225.72FT E966.83FT S225.72FT TO BEG CONT 5.01ACRS MORE OR LESS	5801 S HENNY RD OKLAHOMA CITY
R144173010	LANCASTER LINDA S	STANDLEE CYNTHIA D	13501 SE 59TH ST		OKLAHOMA CITY	OK	73150-7907	UNPLTD PT SEC 22 11N 1W	000	000	UNPLTD PT SEC 22 11N 1W 000 000 PT SE4 SEC 22 11N 1W BEG SW/C SE4 TH E330FT N660FT W330FT S660FT TO BEG SUBJ TO ESMTS OF RECORD	13501 SE 59TH ST OKLAHOMA CITY
R144223935	SAAVEDRA JESUS & MARIA G		13504 SE 59TH ST		OKLAHOMA CITY	OK	73150-7902	UNPLTD PT SEC 27 11N 1W	000	000	UNPLTD PT SEC 27 11N 1W 000 000 PT NE4 SEC 27 11N 1W BEG 2129.28FT W OF NE/C NE4 TH W358.37FT SLY 603.77FT SELY 374.81FT N601.07FT TO BEG CONT 5.06ACRS MORE OR LESS EX N33FT FOR ROAD	13504 SE 59TH ST OKLAHOMA CITY
R144223928	OWENS BRUCE		17820 TWISTED OAK RD		CHOCTAW	OK	73020-6494	UNPLTD PT SEC 27 11N 1W	000	000	UNPLTD PT SEC 27 11N 1W 000 000 PT NE4 SEC 27 11N 1W BEG 1794.12FT W OF NE/C NE4 TH W335.16FT S601.07FT TH SELY ON A CURVE TO THE RIGHT 373.18FT NLY 661.79FT TO BEG CONT 5.13ACRS MORE OR LESS SUBJ TO	13600 SE 59TH ST OKLAHOMA CITY

LETTER OF AUTHORIZATION

I, Zac McLain or, Kelsey McLain authorizes, Jessica McLain to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

13665 SE 59th street Choctaw, OK 73030

X 

Zac McLain
Property Owner

01/21/2022