SPUD-1798

Published in The Journal Record JULY 8, 2026

ORDINANCE NO. 28,102

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

~~EMERGENCY~~ ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

The West 50-feet of Lot Six (6) in Block Thirteen (13) of Aurora Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 2ND day of JUNE, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of JULY, 2026.

ATTEST:

Amy K Simpson
CITY CLERK

SEAL OF THE CITY OF OKLAHOMA CITY

David Holt
MAYOR

REVIEWED for form and legality.

Susan Ramsdell
ASSISTANT MUNICIPAL COUNSELOR

ADOPTED SUBJECT TO THE SUMMARY OF TECHNICAL EVALUATION.

MEMORANDUM

Council Agenda
Item No. XI. F
7/7/2026

The City of
OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1798), rezoning 2331 NW 18th Street from R-2 Medium-Low Density Residential District to SPUD-1798 Simplified Planned Unit Development District. Ward 6.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:
Robert Elliott, Elliott Architects, Inc.
Brian K. Corley and Kathryn L. Corley

Purpose:
The purpose of this application is to allow two single-family residences.

Background:
On May 14, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions, and the SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. **Revise Section Building Setback Lines to read:**
   North Lot:
   North: 5 feet
   South: 10 feet
   East: 5 feet
   West (Cross Ave): 15 feet
   South Lot:
   North: 10 feet
   South (NW 18th St): 20 feet
   East: 5 feet
   West (Cross Ave): 15 feet
2. The maximum driveway width shall be 18 feet.
3. Revise Section Minimum Lot Size to state 3,500 square feet.
4. Revise Section Maximum Number of Buildings to state one dwelling per lot, or on lot sizes 7,000 square feet or larger an accessory dwelling unit will be allowed per Code.

5. Modify Section Sight-proof Screening to be per the base zoning district.
6. Revise Section Drainage to read: Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.
7. The maximum building height shall be 28 feet with a minimum 6:12 roof pitch.
8. East facing windows on the second story shall have a minimum sill height of 72 inches.
9. The southern dwelling unit will orientate towards NW 18th Street; the northern dwelling unit will orientate towards North Cross Avenue.
10. There shall be a minimum of 12-inch soffits/eaves at the roof perimeter.

Protests:
22 Protest, 6 Legal, 10.50%

Previous Action:
The Ordinance was introduced June 2, 2026, and set for final hearing July 7, 2026. Appropriate notice was published and mailed.

Review:
Planning Department

Recommendation: Ordinance be adopted.

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

Staff Use Only:	
Case No.: SPUD	1798
File Date:	10-30-25
Ward No.:	W6
Nbhd. Assoc.:	Aurora, Penn Place
School District:	OKC
Extg Zoning:	R-2
Overlay:	

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

2331 NW 18th SPUD
Project Name

2331 NW 18th St, Oklahoma City, OK 73107
Address / Location of Property (Provide County name & parcel no. if unknown)

0.1722 Acres
ReZoning Area (Acres or Square Feet)

Rezoning - Build 6 new single family dwellings on one or two tracts to promote more urban housing.
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 $2140.00 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):

KATHRYN LESLIE CORLEY
Name

2331 NW 18TH ST
Mailing Address

OKLAHOMA CITY, OK 73107
City, State, Zip Code

(405) 517-6505
Phone

Karalcorley@gmail.com
Email

Abraham Santana
Signature of Applicant
Digitally signed by Abraham Santana
Date: 2025.10.30 11:41:32 -05'00'

Abraham Santana
Applicant's Name (please print)

7225 NW 43rd St,
Applicant's Mailing Address

Bethany OK, 73106
City, State, Zip Code

405-883-5452
Phone

abraham@myeasyhomeoffers.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.

"MANLY LEGAL BLANKS" FORM NO 291-AF MANLY OFFICE SUPPLY CO.-PRINTERS-OKLA. CITY

STEWART ABSTRACT & TITLE
3141 N.W. 63RD, SUITE #2
OKLAHOMA CITY, OK 73116

(ORDER BY NUMBER)

JOINT TENANCY

WARRANTY DEED

(INDIVIDUAL FORM)

This Space Reserved for Filing Stamp

BOOK 6955 PAGE 0434

DOC NUMBER 96134502
BOOK 6955
PAGES 434 - 434
TIME 4:20:23
FEE 8.00
09/26/1996
Carolynn Caudill
Oklahoma County Clerk
RECORDED AND FILED

Know All Men by These Presents:

That GARY REGAN RENBARGER, A SINGLE PERSON AND SAUNDRA JUNE TAFOYA, ~~A SINGLE PERSON~~ AND TEO DULO J. TAFOYA, wife and husband

of OKLAHOMA County, State of OKLAHOMA, part IES 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 BRIAN K. CORLEY AND KATHRYN L. CORLEY, HUSBAND AND WIFE as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, of OKLAHOMA County, State of OKLAHOMA, parties of the second part, the following described real property and premises situate in OKLAHOMA County, State of OKLAHOMA to-wit:

THE WEST 50 FEET OF LOT SIX (6), IN BLOCK THIRTEEN (13), OF AURORA ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

MORE COMMONLY KNOWN AS: 2331 N.W. 18TH STREET, OKLAHOMA CITY, OKLAHOMA.

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.

Subject to easements, restrictive covenants and rights of way 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, 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 incumbrances of whatsoever nature.

OKLAHOMA Documentary TAX
Tax Commission
SEP 26'96
$ 30.00

Signed and delivered this 25TH day of SEPTEMBER, 19 96

Gary Regan Renbarger
GARY REGAN RENBARGER

Saundra June Tafoya
SAUNDRA JUNE TAFOYA

Teo Dulo J. Tafoya
TEO DULO J. TAFOYA

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 25TH day of SEPTEMBER, 19 96, personally appeared GARY REGAN RENBARGER, A SINGLE PERSON AND SAUNDRA JUNE TAFOYA, ~~A SINGLE PERSON~~ AND TEO DULO J. TAFOYA, wife and husband

to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that THEY executed the same as 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.

SEAL
NOTARY PUBLIC
Notary Public in and for
Oklahoma County
State of Oklahoma
My commission expires Sept. 25, 1998.

My commission expires _____

_____ Notary Public.

Manly Office Supply Co - Printers - Okla. City

96070150 $30.00

1/8

Legal Description of Proposed Subdivided Lot

This document pertains to the zoning of the proposed subdivided lot. The legal description is:

Proposed Lot Legal Description: **AURORA ADDITION 013 006 W50FT**

LETTER OF AUTHORIZATION

I, KATHRYN LESLIE CORLEY, authorize Abraham Santana to make application for municipal approvals and permits for development and do all things necessary for the advancement of such application with respect to the property at the following location:

2331 NW 18th St, Oklahoma City, OK 73107, Oklahoma County County Assessor
Account Number: R063745250

By: Kathryn L. Corley Date: 10-27-25

Title: Owner

LETTER OF AUTHORIZATION

Date: February 1, 2026

Property Address:
2331 NW 18th St
Oklahoma City, OK 73107
Oklahoma County

County Assessor Account Number: R063745250

I, Kathryn Leslie Corley ("Owner"), hereby authorize Robert Elliott, acting on behalf of Elliott Architects, to act as my authorized representative in matters relating to the above-referenced property.

This authorization includes, but is not limited to, the authority to:
- Make application for rezoning of the property;
- Submit applications and obtain municipal approvals and permits;
- Communicate and coordinate with city officials, planning departments, zoning boards, and any other governing authorities;
- Prepare, submit, and sign documents as necessary for such applications;
- Take any and all actions reasonably necessary for the advancement of the rezoning and development process for the property.

This authorization shall remain in effect until revoked in writing by the undersigned.

Owner:
Kathryn Leslie Corley
Signature: Kathryn L. Corley
Date: 2/4/26

Authorized Representative:
Robert Elliott
Elliott Architects
Signature: _____
Date: _____

2687/1609

DISTRICT COUR
OKLAHOMA COUNTY, OKLA.

AUG 06 2003

PATRICIA KEES, COURT CLERK
By _____ Deputy

IN THE DISTRICT COURT OF OKLAHOMA COUNTY
STATE OF OKLAHOMA

KATHRYN LESLIE CORLEY,
Plaintiff,

vs.

BRIAN KEITH CORLEY,
Defendant.

Case No.: FD-2001-5052
Judge: Barbara Swinton

Doc # 200520f460
Bk 9269
Pg 252-265
DATE 12/30/05 12:42:20
Filing Fee $39.00
Documentary Tax $0.00
State Of Oklahoma
County Of Oklahoma
Oklahoma County Clerk
Carolyn Caudill

DECREE OF DIVORCE

ON THIS 30th day of April 2003 this matter comes on for consideration before the undersigned Judge. The Plaintiff appeared in person and with counsel, Robert J. Wagner of WAGNER & WAGNER, P.C., the Defendant and his Counsel Kevin D. Rehl of CRAIG DAWKINS, P.C. having previously approved this Decree of Divorce, as evidenced by their signatures hereon, appeared not.

THE COURT, having examined the records and heard the evidence presented by witnesses and statements of Counsel, and based thereon FINDS THAT:

1. The Plaintiff is now and has been for more than six months next preceding the filing of this action, actual bona fide resident of Oklahoma County and the State of Oklahoma.

2. This Court has jurisdiction over the parties and the subject matter of this cause of action.

3. That all material facts alleged in Plaintiff's Petition are true.

4. The parties were legally married on the 16th of May 1983 in Eufaula, Oklahoma and have been since that time husband and wife.

5. There has been three (3) children were born of the marriage, to-wit:

14
39

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Kimberly Renee Corley (DOB: 8/[redacted]/84); Kevin Clarence Corley (DOB: 9/27/90); and Kara Louise Corley (DOB:7/19/92).

6. The wife is not now pregnant.

7. During this action, there has been full and complete compliance with the Indian Child Welfare Act of 1978, the Oklahoma Indian Child Welfare Act, and the Uniform Child Custody Jurisdiction Act.

8. That one of the children has reached the age of majority, and is no longer attending high school and this Court has jurisdiction to determine custody of the other two (2) above-named minor children.

9. That the Plaintiff is a fit and proper person to be granted custody of the minor children.

10. That Defendant should be granted standard visitation at times agreed upon by the parties including overnight periods when he has an appropriate place for the children to stay with him.

11. There has arisen between the parties a complete and irreconcilable state of incompatibility and this Court should award a decree of divorce to each party from the other.

12. There are certain amounts of personal property owned by the parties. The Court finds that the parties have reached an agreement as to the distribution of the marital property and as to all other issues ancillary to the granting of this divorce.

13. The parties warrant to each other and to the Court that full disclosure of all existence and value of property and debt owned jointly or separately has been made, and the division of property and debts herein is based on such disclosure and warranty.

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14. The parties have asked the court to retain jurisdiction over any undisclosed asset or debts so they may be provided for if discovered.

15. Subject to that reservation of jurisdiction and the parties agreement, the Court should approve the agreement of the parties as being just and equitable.

IT IS THEREFORE ORDERED ADJUDGED AND DECREED that:

16. That Kathryn Corley and Brian K. Corley be and each is hereby awarded an absolute Decree of Divorce from the other on the grounds of incompatibility, and the bonds of matrimony existing between them are hereby dissolved, set aside and held for naught, and both parties are released there from.

17. Neither party shall marry any other person in the State of Oklahoma until six months from the date hereof.

CUSTODY OF MINOR CHILDREN

18. Plaintiff is granted sole custody of the parties' minor children subject to Defendant's right to visitation at times agreed upon by the parties, and in the absence of an agreement, provided Defendant has a suitable residence with overnight or other visitation pursuant to the schedule for "Standard Visitation" attached hereto (as "Exhibit-A"), which is incorporated herein by this reference.

19. That each of the parties is to keep the other party advised of their address, phone numbers, and employers should they change.

CHILD SUPPORT

20. That Defendant is ordered to pay child support for the benefit of the minor children pursuant to the Oklahoma Child Support Guidelines (based on TWO (2) minor children) the computation for which is attached hereto (as "Exhibit-B") and incorporated

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herein by this reference, utilizing one thousand four hundred ($1,400.00) dollars for Plaintiff's income and one thousand sixty-six and no/100 ($1,066.00) dollars for Defendant, which he represents is the amount of unemployment benefits he is currently receiving.

21. Defendant shall begin to pay this monthly child support obligation of two hundred seventy-six and 20/100 ($276.20) dollars beginning the 1st of May 2003 and repeating the first of each month thereafter until further order of the Court.

22. Plaintiff is granted an arrearage for child support for the past eleven (11) months in the total amount of three thousand thirty-eight and 20/100 ($3,038.20) dollars.

23. Each party is to advise the other within five (5) days of any new employment, or a change in their income along with the address of their new employer(s).

24. Continuing from the prior agreements reached by the parties, Defendant shall contribute to the oldest child's transportation related expenses including insurance, truck payment, maintenance, etc. to insure that all related expenses are kept current.

25. That Defendant is to obtain and keep health insurance for the benefit of the minor children at the first opportunity he has to do so. Should he fail to advise of the coverage, and Plaintiff is able to obtain coverage, Defendant is to contribute his share of the cost as allocated by the Oklahoma Child Support Guidelines.

26. Each party is to reimburse their proportionate share as determined by the Oklahoma Child Support Guidelines of any uninsured medical expenses, school provided activity insurance, and work or education related child care costs, within a reasonable time of receiving notice of the expense with an explanation of benefits (EOB) if there is insurance, showing the amount outstanding.

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27. That Pursuant to 43 O.S. §115, a portion of the income due Defendant from his employer, future employer, and/or any other person, workers' compensation benefits, department of state or political subdivision thereof is herewith assigned to Plaintiff in an amount sufficient to meet the child support and/or other maintenance payments as imposed by this Decree.

28. Plaintiff may draft the appropriate Notice of Income Assignment for the court's entry and this time and at any later date when she is aware of the Defendant having a new employer.

29. Each party shall advise the other of any change in employment as soon as practicable, and exchange W-2s, 1099s and/or other income information on April 15th each year.

DIVISION OF PROPERTY

30. Should it be determined that either party failed to disclosed the existence of or true value of any property or debt, the Court hereby retains jurisdiction to make provision for division of or payment of said item.

31. The parties agree to reserve the issue of division of any award of Temporary Total Disability (TTD) Workers' Compensation benefits from February through the date Defendant physically moves out of the marital home.

32. Subject to the above and forgoing, and pursuant to the parties agreement, all right, title, and interest in the following described REAL and PERSONAL property should be retained by or is HEREBY transferred to Plaintiff free of any claim of Defendant, it is so ordered, and Defendant is restrained from asserting any claim to such property:

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a. All Plaintiff's separately acquired property;

b. All Plaintiff's clothing, jewelry, personal belongings and items in her possession at the time this Decree is presented for entry;

c. Household appliances, washer & dryer, refrigerator, 1-19" and 2-27" color televisions, etc.

d. A 1984 BMW automobile VIN: WBAAB540XE1009910 (approx. bal. $1,500.00);

e. Any property in her possession at the time this is filed of record;

f. Any deposits held on electrical and gas service for the below listed real property;

g. A judgment for three thousand thirty-eight and 20/100 ($3,038.20) dollars for the unpaid child support that accrued for June 2002 through April 2003, which have not been paid as of the time this Decree is being entered herein; and

h. The real property at 2331 NW 18th Street, Oklahoma City, Oklahoma 73107....more accurately described as:

Lot 006 (SIX), Block 013 (THIRTEEN), AURORA ADDITION to the City of Oklahoma City according to the recorded plat thereof...together with all the improvements thereon and the appurtenances thereunto belonging...subject to the debt associated therewith (which is listed below).

33. Subject to the above and forgoing, and pursuant to the parties agreement, all right, title, and interest in the following described property should be retained by or HEREBY transferred to Defendant free of any claim of Plaintiff, it is so ordered, and Plaintiff is restrained from asserting any claim to such property:

a. All Defendant's separately acquired property;

b. All Defendant's clothing; a deer head, boar hog head, mounted bass; along with other personal belongings in his possession at the time this is presented for entry;

c. All personal property currently in his possession at the time this is filed of record;

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d. 1976 Ford Ranger XLT pickup (approx. value $1,500.00); and

e. 2000 Ford Ranger XLT VIN: 1FTYR10C7YPA96995 in TRUST for Kimberly Renee Corley until her 18th birthday which was be August 4, 2002; KDR

34. Pursuant to the parties' agreement, Plaintiff shall pay the following separate or jointly acquired debts of the parties and hold Defendant harmless from all liability for said obligations, including all attorney fees and costs incurred in defense of creditors' suits or in prosecution of any action to enforce this order:

a. All medical bills related to her own care;

b. Any future bills for electricity, telephone or cable for service at 2331 NW 18th street incurred after the 26th of May 2002;

c. Any outstanding balance for natural gas, water, house payment, insurance, etc. through April 30, 2002 and continuing after that date.

d. The outstanding balance to the following creditors: Texaco (approx. bal. $50.00); Sears (approx. bal. $2,500.00); and to Brian Harvey (approx. bal. $400.00) from the School trip; and

e. Debts associated with the above described Real Property to: Farmers Insurance (approx. bal. $80.00); Fairbanks Capital Corp. (approx. bal. $23,700.00).

35. Pursuant to the parties' agreement, Defendant shall pay the following separate or jointly acquired debts of the parties and hold Plaintiff harmless from all liability for said obligations, including all attorney fees and costs incurred in defense of creditors' suits or in prosecution of any action to enforce this order:

a. All medical bills related to his own care;

b. Any outstanding bills due for electricity, telephone or cable for service through the 30th of April 2002;

c. Plaintiff is to obtain an estimate of the fair cost of repairing the electrical system of the 1984 BMW awarded to Plaintiff above, Defendant is to pay that repair cost up to one hundred twenty-five

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($125.00) dollars to correct the operation of the directional signals, which were damaged and are the responsibility of Defendant;

d. All debts associated with the 2000 Ford Ranger XLT due to Ford Motor Credit ($323.00 per month), which he is to make every effort to refinance removing Plaintiff's name there from;

e. Insurance coverage, liability and comprehensive or collision, which shall be kept in full force and affect on the 2000 Ford Ranger XLT listed above, listing Kimberly Renee Corley as the primary driver; and

f. A judgment to Plaintiff in the amount of three thousand thirty-eight and 20/100 ($3.038.20) dollars for the unpaid child support that accrued for June 2002 through April 2003, which has not been paid as of the time this Decree is being entered herein.

36. That EACH PARTY is to be responsible for their respective debts not specifically mentioned herein, and that if either party has incurred any debt or obligation since the date of separation, each party is to be responsible for that debt and to hold the other party harmless there from.

CONVEYANCE OF PROPERTY

37. Each party shall execute and deliver to the other within ten days of this Decree such conveyances of record as necessary to carry the terms of property division into effect. If either party fails to do so, this Decree will operate as such conveyance. Each party should also deliver to the other within ten days of this Decree any property in his/her possession that has been awarded to the other.

RESTRAINING ORDERS

38. Both parties are permanently enjoined and **RESTRAINED** from **harassing, molesting, threatening, interfering with or disturbing** the other party wherever they may be.

39. Parties are to become familiar with and to abide with the "Judicial Code of

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Conduct" attached hereto (as "Exhibit-C").

MISCELLANEOUS

40. Each parent is to reasonably enforce the disciplinary actions of the other parent with respect to the minor children, so as to present a common front and to make discipline possible. To accomplish this, communication will be necessary, and in the absence of an agreement, Plaintiff has the final say on curfew, and disciplinary actions for each child through age eighteen (18).

IT IS SO ORDERED this 6 **day of** ~~April~~ AUGUST **2003.**

JUDGE OF THE DISTRICT COURT

WHEN RECORDED MAIL TO
NAME Kathryn L. Corley
ADDRESS 2331 N.W. 18
CITY & STATE OKC, OK. 73107

Approved as to form:

Kathryn Leslie Corley- Plaintiff

Brian Keith Corley – Defendant

Robert J. Wagner, OBA #16902
WAGNER & WAGNER, P.C.
4000 N. Classen Blvd., Suite 101-N
Post Office Box 60924
Oklahoma City, OK 73146-0924
(405) 521-9105, (Fax) 521-8994
Attorney for Plaintiff

Kevin D. Rehl, OBA# 014801
DAWKINS LAW FIRM
Craig Dawkins, P.C.
701 NW 63rd Street, Suite 506
Oklahoma City, OK 73116
(405) 848-4444, (Fax) 843-1246
Attorneys for Defendant

I, PATRICIA PRESLEY, Court Clerk for Oklahoma County, Okla., hereby codify that the foregoing is a true, correct and complete copy of the instrument herewith set out as appears of record in the District Court Clerks Office of Oklahoma County, Okla., this 30 day of December, 2005
PATRICIA PRESLEY, Court Clerk
By Sheetal Deputy

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EXHIBIT "A"

WEEKLY VISITATION

As noted in the Decree of Divorce, visitation is to be allowed at any reasonable time agreed upon by the parties, but in the absence of an agreement, and provided Defendant (Father) has a suitable residence to accommodate overnight visitation, as follows:

Father's regular "weekly" visitation, subject to the above and forgoing, is every other weekend, commencing Friday evening at 6:00 o'clock p.m. through Sunday evening at 6:00 p.m., or if it is a three (3) day weekend going through 6:00 p.m. Monday evening.

Each party is to share responsibility for transportation by driving and/or contributing to the cost of exchange.

HOLIDAY VISITATION

	Even numbered years… (2004, 2006 etc.)	Odd years… (i.e. 2003, 2005, etc.)
Easter (First Half) [1]	Mother	Father
Easter (Second Half) [2]	Father	Mother
Memorial Day weekend [3]	Father	Mother
July 4th (Independence day) [4]	Mother	Father
Labor Day [5]	Mother	Father
Thanksgiving [6] (First Half)	Mother	Father
Thanksgiving [7] (Second Half)	Father	Mother
Christmas (First Half) [8]	Mother	Father
Christmas (Second Half) [9]	Father	Mother

[1] = 6:00 p.m. Saturday proceeding through 12:00 noon Easter Sunday.
[2] = 12:00 noon Easter Sunday through 8:00 p.m. Sunday evening.
[3] = Memorial Day, 6:00 p.m. Friday preceding, through Tuesday morning.
[4] = July 3rd evening through the morning of the 5th.
[5] = Labor Day, 6:00 p.m. Friday preceding, through Tuesday morning.
[6] = 6:00 p.m. Wed. before Thanksgiving through 3:00 p.m. Thanksgiving day.
[7] = 3:00 p.m. Thanksgiving through Friday at 6:00 o'clock p.m.
[8] = Day after school is out (or 12/16) through 8:00 o'clock p.m. Christmas Eve.
[9] = 8:00 o'clock p.m. Christmas eve through 6:00 o'clock p.m. new years day.

Note: The holiday schedule set out above is to be observed whether or not it coincides with the "weekly" visitation schedule.

SPECIAL VISITATION

Regardless of "weekly" or "Holiday" visitation these take top priority.

Father's Day	with father	8 hours (minimum)
Mother's Day	with mother	8 hours (minimum)
Father's Birthday	with father	8 hours (minimum)
Mother's Birthday	with mother	8 hours (minimum)

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VACATION

The parties will make special effort to accommodate one another in varying the schedule(s) as set out above, to allow the child to accompany either parent on vacations and special family events.

SUMMER VISITATION

The child shall be with her father as follows during summer:

A. Spend two weeks during June with her father, having given written notice by the 30th of April of what two weeks are chosen.

B. Spend two weeks during July with her father, having given written notice by the 30th of May of what two weeks are chosen.
Spend the first week of August with her father.

There should be at least one week of separation between periods of summer visitations (unless a trip is planned and the parties are each aware of the established plans).

Should either party move, thus increasing the distance between the parties' homes, adjustments shall be made including but not limited to the following:

A. That _____ shall spend her entire summer with her father, however she shall return at least one full week prior to the beginning of school.

B. During this prolonged visitation, Noel's Mother is to receive reciprocal "weekend" visitation during the summer period, if it is desired by the child.

C. That each party shall contribute to facilitate visitation exchange and/or to contribute to the cost of appropriate transportation.

IT IS SO ORDERED, this 6th day ~~April~~ AUGUST 2003.

Barbara Swinton
JUDGE OF THE DISTRICT COURT

Approved as to form:

Kathryn L. Coby
Plaintiff

Defendant

UNOFFICIAL

2687/1621

Exhibit-B

IN THE DISTRICT COURT OF OKLAHOMA COUNTY
STATE OF OKLAHOMA

KATHRYN LESLIE CORLEY,
PLAINTIFF,

VS.

BRIAN KEITH CORLEY,
DEFENDANT.

Case No.: FD- 2001-5052

CHILD SUPPORT COMPUTATION

FOR 2 CHILDREN

OBLIGOR IS --- X

		FATHER	MOTHER	COMBINED
1	Monthly Gross Income	$1,066.00	$1,400.00	$2,466.00
2	Monthly Child Support Paid - Other Cases	$0.00	$0.00	
3	Gross Income Discretionary Adjustments			
	a Pre-Existing Marital Debt	$0.00	$0.00	
	b Visitation Expenses	$0.00	$0.00	
	c Unreimbursed Health Expenses	$0.00	$0.00	
4	Adjusted Gross Income	$1,066.00	$1,400.00	$2,466.00
5	Each parent's Percent of Adjusted Gross Income	43%	57%	
6	Combined Child Support of Both Parents From 43 O.S. 119			
	a Schedule Amount Using Combined Adjusted Gross Income, Line 4			$ 632.00
7	Base Support of Each Parent			
	a Line 6a X Line 5	$ 273.20	$ 358.80	
8	Shared Parenting Adjustments to Base Support			
	a Adjusted Chart Child Support Obligation (ACCSO)		6a X 1.5 =	$ 948.00
	b Parental Shares of ACCSO - Line 5 X Line 8a	$ 409.80	$ 538.20	
	c Each Parent's Nights Under Court Order	92	273	
	d Each parent's Percentage of Nights	25.21%	74.79%	
	e Initial Adjusted Base Support for Each Parent	$ 409.80	$ 538.20	
	f *Final Base Support If Shared Parenting Applicable*			
	g (1) Larger Amount of Adjusted Base Spt in Line 8e	$0.00	$538.20	
	(2) Smaller Amount of Adjusted Base Spt in Line 8e	$0.00	$409.80	
	(3) Support with shared parenting (Both 0 if not applica	$0.00	$0.00	
9	Child Health Insurance Expense Paid			$0.00
10	Health Insurance Share of Each parent - Line 5 X Line 9	$ -	$ -	
11	Obligor's Monthly Child Support Obligation			
	a Base Support Obligation - 7a or 8g(3)	$ 273.20	$ 358.80	
	b Share of health Insurance Expense -Line 10	$ -	$ -	
	c Total Obligation Before Adjustment - 11a +11b=11c	$ 273.20	$ 358.80	
	d Adjustment for Obligor Paying All Health Insurance	$ -	$0.00	
	e Monthly Child Support Obligation - 11c-11d	$ 273.20	$ 358.80	
12	Current Monthly Child Care Expense of Custodial Parent	$0.00	$0.00	
13	Child Care Share of Each Parent - Line 5 X Line 12	$ -	$ -	
	TOTAL DUE FROM OBLIGOR	$273.20	$ -	

[ ] Guidelines Were Followed

[X] Guidelines Were Not Followed - See Court Order

[ ] Child Support Will Prospectively Change Based On Court Order - See Court Order

IT IS SO ORDERED this 6th day of May 2002

JUDGE OF THE DISTRICT COURT

UNOFFICIAL

("Exhibit-C")

JUDICIAL ORDER FOR PROPER CONDUCT
OF SEPARATED OR DIVORCED PARENTS

This Judicial Order is for the proper conduct of separated or divorced parents is directed equally to both the Plaintiff and Defendant herein.

Children are always the losers when parents separate. The children are deprived of the proper, full time guidance that two parents can give that is so essential to moral growth.

If there is bitterness between you, it should not be inflicted upon your children. In every child's mind there MUST and should always be an image of TWO GOOD PARENTS. Your future with your children and with this Court will be enhanced if you will follow these directions:

1. Do not poison your childrens minds against the other parent by discussing their shortcomings. Do not attempt to buy your childrens' favors with presents or special treatment.
2. Do not expose your children to any inappropriate contact with any other person, with whom you may be emotionally involved, except in a lawful marriage relationship.
3. Do no use your visitation to continue arguments with the other parent. Never quarrel in the presence of the children.
4. Do not visit or transport the children if you have been drinking. Do not attempt to visit or telephone your children at unreasonable hours.
5. Be prompt in paying child support exactly as ordered. You will not be credited with presents, clothes, etc. as part of child support. The parent who has a duty of paying must always maintain proof of payment and be in a position to prove the payment (i.e.: receipts, canceled checks, etc.)
6. Do not fail to notify the other parent as soon as possible if you are unable to keep your scheduled visitation. It is unfair to your children to keep them waiting and even worse to disappoint them by not coming at all.
7. Make your visitation as pleasant as possible for your children by NOT questioning them regarding the activities of the other parent.
8. The parent with whom the children live must prepare the child both physically and mentally for the visitation. The child and necessities for their care should be available at the time mutually agreed upon or the time set by the Court.
9. The parent must realize that visitation takes precedence over other plans for the children; however, infrequently there may be conflicts between visitation and plans, which are in the best interest of the children. Both parents are required to work out this problem together as mature adults.

UNOFFICIAL

10. If your temporary order or Decree specifies reasonable visitation rights than BE AS REASONABLE WITH THE OTHER PARENT AS YOU EXPECT THE OTHER PARENT TO BE TO YOU share the children as much as is practical and reasonable.
11. Your are required to keep the other parent informed of any change of address and change of telephone numbers of yourself and the children at all times. All such changes must be reported immediately. You are required to inform the other parent at once of serious illness or injury to the children.
12. Do not burden your children with the worries and troubles of adults, they are children only once.
13. Each parent must realize that the most important job is to carry out the responsibility of raising the children in a proper, cooperative way. Always work for the health, happiness and safety of your children. Use good judgment and your very best example to achieve these goals. Never subject the children to dangerous, immoral or illegal situations or circumstances.
14. Give your children all the love you have, one day they will be gone.
15. Do not accuse, blame or nag the other parent about things that have happened in the past. Remember that others will treat you as you treat them, so always use the same degree of consideration, respect and kindness toward the other parent that you expect in return.
16. DO NOT harass, threaten or interfere with the other parent wherever he or she may be.

Failure to follow these directions may result in violation of the orders of this court and may be punished by contempt of court with a fine, imprisonment, or both. There might also be the additional expense of attorney's fee and court costs, all of which can be better used for the benefit of your child.

IT IS SO ORDERED this 6 of March 2000.

JUDGE OF THE DISTRICT COURT

Kathryn L. Catt
Plaintiff

Date

Defendant

Date

UNOFFICIAL

Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Official Report is for Account Number **R063745250** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA } ss:

I, the duly elected, qualified and acting County Assessor, in and for the County and State aforesaid, do hereby certify that the within and foregoing is a full, true and complete copy of 300 ft Radius Report filed in the office of the County Assessor on the 29th day of October, 2025

Given under my hand and official seal this 29th day of October, 2025

County Assessor

D Manley

Oklahoma County Assessor's
300ft Radius Report
10/29/2025

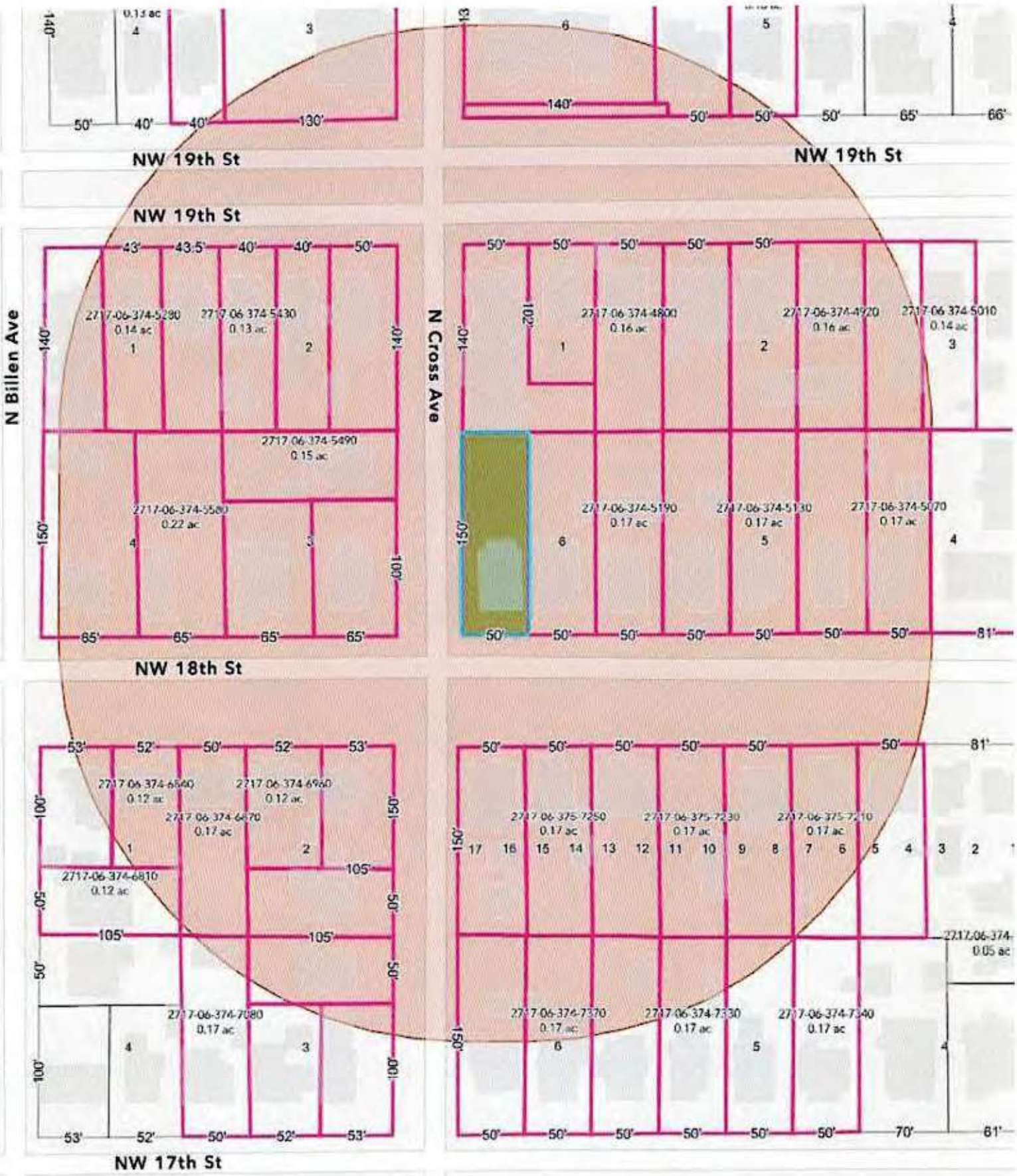
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
RC63747020	ALVAREZ IVAN CLEMENTE	HERNANDEZ MARCELA		2345 NW 17TH ST	OKLAHOMA CITY	OK	73107-4067	AURORA ADDITION	17	3	AURORA ADDITION 017 003 BEG 25FT E OF SW/C LOT 3 E52FT N100FT W52FT S100FT TO BEG	2345 NW 17TH ST OKLAHOMA CITY
RC63746990	A & L ROYALTY HOLDINGS LLC			5830 N MAY AVE STE 255	OKLAHOMA CITY	OK	73112-6010	AURORA ADDITION	17	3	AURORA ADDITION 017 003 S100FT OF E53FT	2341 NW 17TH ST OKLAHOMA CITY
RC63747050	BHANDAL AJIT S & TAJINDER K			154 SHOAL DR W	VALLEJO	CA	94591-6954	AURORA ADDITION	17	3	AURORA ADDITION 017 003 BEG NE/C LOT 3 W105FT S50FT E105FT N TO BEG	1809 N CROSS ST OKLAHOMA CITY
RC63747080	ODEHALLA BASSAM			1417 NW 188TH ST	EDMOND	OK	73012	AURORA ADDITION	17	0	AURORA ADDITION 017 000 W25FT OF LOT 3 & E25FT LOT 4	2349 NW 17TH ST OKLAHOMA CITY
RC63747340	2311 NW 17 LLC			6915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116	AURORA ADDITION	18	5	AURORA ADDITION 018 005 E50FT	2311 NW 17TH ST OKLAHOMA CITY
RC63747350	MANSINGHANI MITHUN			14050 S BROADWAY	EDMOND	OK	73034	AURORA ADDITION	18	5	AURORA ADDITION 018 005 W50FT OF E100FT	2315 NW 17TH ST OKLAHOMA CITY
RC63747330	LOUTERS ANTHONY LEE	LOUTERS BRYCE		45276 281ST ST	PARKER	SD	57053-6005	AURORA ADDITION	18	5	AURORA ADDITION 018 005 W50FT	2319 NW 17TH ST OKLAHOMA CITY
RC63746780	INVESTRUST NA IRS	KINER DAVID L DIRECTED IRA		5100 CLASSEN BLVD STE 620	OKLAHOMA CITY	OK	73118-4417	AURORA ADDITION	17	1	AURORA ADDITION 017 001 W53FT OF N100FT	2354 NW 18TH ST OKLAHOMA CITY
RC63747380	OLAGUE OMAR LUEVANO			2325 NW 17TH ST	OKLAHOMA CITY	OK	73107-4018	AURORA ADDITION	18	6	AURORA ADDITION 018 006 E50FT	2325 NW 17TH ST OKLAHOMA CITY
RC63746840	HELTON JON MINGO			2350 NW 18TH ST	OKLAHOMA CITY	OK	73107-4070	AURORA ADDITION	17	1	AURORA ADDITION 017 001 BEG 53FT E OF NW/C S100FT E52FT N100FT W52FT TO BEG	2350 NW 18TH ST OKLAHOMA CITY
RC63747370	CYPERT KALEI L & CLAY R			2329 NW 17TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	18	6	AURORA ADDITION 018 006 E50FT OF W100FT	2329 NW 17TH ST OKLAHOMA CITY
RC63746870	RIVERSIDE INVESTMENTS LLC			2400 SE 12TH ST	OKLAHOMA CITY	OK	73129-8177	AURORA ADDITION	17	0	AURORA ADDITION 017 000 E25FT OF LOT 1 & W25FT OF LOT 2	2346 NW 18TH ST OKLAHOMA CITY
RC63747360	LAM THAN QUOC	LAM LAURA T		2333 NW 17TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	18	6	AURORA ADDITION 018 006 W50FT	2333 NW 17TH ST OKLAHOMA CITY
RC63746960	MONTOYA NESTOR S & GLADYS F			1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	AURORA ADDITION	17	2	AURORA ADDITION 017 002 BEG 53FT W OF NE/C LOT 2 S100FT W52FT N100FT E52FT TO BEG	2342 NW 18TH ST OKLAHOMA CITY
RC63746930	FIELDER AUSTIN R			2338 NW 18TH ST	OKLAHOMA CITY	OK	73107-4070	AURORA ADDITION	17	2	AURORA ADDITION 017 002 BEG NE/C LOT 2 W53FT S100FT E53FT N100FT TO BEG	2338 NW 18TH ST OKLAHOMA CITY
RC63757260	BEACHFRONT LAND COMPANY LLC			5716 OAK TREE RD	EDMOND	OK	73025	KELSO SUB AURORA	18	0	KELSO SUB AURORA 018 000 LOTS 16 & 17	2332 NW 18TH ST OKLAHOMA CITY
RC63757250	BATTLES MATTHEW & KARA			1230 NW 39TH ST	OKLAHOMA CITY	OK	73118	KELSO SUB AURORA	18	0	KELSO SUB AURORA 018 000 LOTS 14 & 15	2326 NW 18TH ST OKLAHOMA CITY
RC63757240	ALEX CHANGE ENTERPRISE LLC			2108 NW 151ST ST	EDMOND	OK	73013-9233	KELSO SUB AURORA	18	0	KELSO SUB AURORA 018 000 LOTS 12 & 13	2322 NW 18TH ST OKLAHOMA CITY
RC63757230	CARMONA BERTHA	ORELLANA JUAN LUIS		2343 NW 18TH ST	OKLAHOMA CITY	OK	73107	KELSO SUB AURORA	18	0	KELSO SUB AURORA 018 000 LOTS 10 & 11	2318 NW 18TH ST OKLAHOMA CITY
RC63757220	2314 NW 16TH STREET	WESTON FAMILY HOLDINGS LLC		714 NE 17TH ST	OKLAHOMA CITY	OK	73105	KELSO SUB AURORA	18	0	KELSO SUB AURORA 018 000 LOTS 8 & 9	2314 NW 18TH ST OKLAHOMA CITY

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R063757210	SMITH LEONARD R ETAL	OWENS BRENDA S SMITH		3723 NW 14TH ST	OKLAHOMA CITY	OK	73107-4307	KELSO SUB AURORA	18	0	7	KELSO SUB AURORA 018 000 LOTS 6 &	2310 NW 18TH ST OKLAHOMA CITY
R063757200	ECK BRITTNEY ELIZABETH			2306 NW 18TH ST	OKLAHOMA CITY	OK	73107	KELSO SUB AURORA	18	0	5	KELSO SUB AURORA 018 000 LOTS 4 &	2306 NW 18TH ST OKLAHOMA CITY
R063745250	CORLEY KATHRYN LESLIE			2331 NW 18TH ST	OKLAHOMA CITY	OK	73107-4024	AURORA ADDITION	13	6	AURORA ADDITION 013 006 W50FT		2331 NW 18TH ST OKLAHOMA CITY
R063745220	SULJEVIC RIAD	SULJEVIC ELVIR		7420 NW 134TH ST	OKLAHOMA CITY	OK	73142-9740	AURORA ADDITION	13	6	W100FT	AURORA ADDITION 013 006 E50FT OF	2327 NW 18TH ST OKLAHOMA CITY
R063745550	GJK PROPERTIES BRAVO LLC			1001 NW 38TH ST	OKLAHOMA CITY	OK	73118	AURORA ADDITION	14	4	AURORA ADDITION 014 004 W 1/2		2351 NW 18TH ST OKLAHOMA CITY
R063745580	OLIVIA FRANCISCO			3024 PIONEER ST	OKLAHOMA CITY	OK	73107-2040	AURORA ADDITION	14	4	AURORA ADDITION 014 004 E 1/2		2347 NW 18TH ST OKLAHOMA CITY
R063745190	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST		10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	AURORA ADDITION	13	6	AURORA ADDITION 013 006 E50FT		2323 NW 18TH ST OKLAHOMA CITY
R063745490	BONDA LLC			3800 WINDOVER DR	EDMOND	OK	73013-6964	AURORA ADDITION	14	3	AURORA ADDITION 014 003 N50FT		1909 N CROSS ST OKLAHOMA CITY
R063745100	KAM PROPERTY INVESTMENTS LLC	MOLLOY KRISTIN		17708 BLUE HERON CT	EDMOND	OK	73012	AURORA ADDITION	13	5	AURORA ADDITION 013 005 W50FT		2319 NW 18TH ST OKLAHOMA CITY
R063745130	BIG ROCK PROPERTIES INC			2032 NW 18TH ST	OKLAHOMA CITY	OK	73106-1821	AURORA ADDITION	13	5	OF E100FT	AURORA ADDITION 013 005 W50FT	2315 NW 18TH ST OKLAHOMA CITY
R063745160	CARRILLO EMILIANO	GRAMAJO IDALIA GLORIA		3821 NEWPORT ST	OKLAHOMA CITY	OK	73112	AURORA ADDITION	13	5	AURORA ADDITION 013 005 E50FT		2309 NW 18TH ST OKLAHOMA CITY
R063745070	MANCEBO MARIA			2307 NW 18TH ST	OKLAHOMA CITY	OK	73107-4024	AURORA ADDITION	13	4	AURORA ADDITION 013 004 W50FT		2307 NW 18TH ST OKLAHOMA CITY
R063745040	WE HEART CK LLC			629 NW 6TH ST	OKLAHOMA CITY	OK	73106-7201	AURORA ADDITION	13	0	W131FT LOT 4	AURORA ADDITION 013 000 E81FT OF	2301 NW 18TH ST OKLAHOMA CITY
R063746900	FERRELL WILLIAM F & GERALDINE			1815 N CROSS AVE	OKLAHOMA CITY	OK	73107-4036	AURORA ADDITION	17	2	TO BEG	AURORA ADDITION 017 002 BEG SE/C LOT 2 N50FT W105FT S50FT E105FT	1815 N CROSS AVE OKLAHOMA CITY
R063746810	BULYAPHOL SOMCHANH			1812 N BILLEN AVE	OKLAHOMA CITY	OK	73107-4008	AURORA ADDITION	17	1	S50FT TO BEG	AURORA ADDITION 017 001 BEG SW/C LOT 1 E105FT N50FT W105FT	1812 N BILLEN AVE OKLAHOMA CITY
R063745520	ARGUETA MARIA PRISCILA			2341 NW 21ST ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	14	3	OF W 1/2	AURORA ADDITION 014 003 S100FT	2343 NW 18TH ST OKLAHOMA CITY
R063745460	MONTOYA NESTOR & GLADYS			1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	AURORA ADDITION	14	3	OF E 1/2 65FT BY 100FT	AURORA ADDITION 014 003 S100FT	2335 NW 18TH ST OKLAHOMA CITY
R063744200	BROCKMAN LAUREN RAE			2345 NW 19TH ST	OKLAHOMA CITY	OK	73107-3334	AURORA ADDITION	11	4	AURORA ADDITION 011 004 E40FT		2345 NW 19TH ST OKLAHOMA CITY
R063744770	CLAIR ANDREA ST	CLAIR DANIEL ST		2325 NW 19TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	12	0	LOT 6 SUBJ TO ESMTS OF RECORD	AURORA ADDITION 012 000 W140FT	2325 NW 19TH ST OKLAHOMA CITY
R063744710	QUAYLE JAMES T & ALICE J TRS	QUAYLE JAMES & ALICE REV TRUST		3539 NW 53RD ST	OKLAHOMA CITY	OK	73112	AURORA ADDITION	12	0	OF LOT 5 & E10FT OF LOT 6	AURORA ADDITION 012 000 W50FT	2319 NW 19TH ST OKLAHOMA CITY
R063744740	GOMEZ UMBERTO & PAULINA			2315 NW 19TH ST	OKLAHOMA CITY	OK	73107-3307	AURORA ADDITION	12	5	W100FT	AURORA ADDITION 012 005 E50FT OF	2315 NW 19TH ST OKLAHOMA CITY

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R063743990	OKLAHOMA CONFERENCE CORP	OF SEVENTH DAY ADVENTISTS	PO BOX 32098	4735 NW 63RD ST	OKLAHOMA CITY	OK	73132	AURORA ADDITION	11	0	AURORA ADDITION 011 000 E20FT LOT 1 & ALL LOTS 2 & 3	2342 NW 20TH ST	OKLAHOMA CITY
R063745340	RIVAS GABRIELA C			2344 NW 19TH ST	OKLAHOMA CITY	OK	73107-3333	AURORA ADDITION	14	1	AURORA ADDITION 014 001 E43 1/2FT	2344 NW 19TH ST	OKLAHOMA CITY
R063745280	BATTLE ALEXIS			2346 NW 19TH ST	OKLAHOMA CITY	OK	73107-3333	AURORA ADDITION	14	0	AURORA ADDITION 014 000 W43FT OF E86.5FT OF LOT 1	2346 NW 19TH ST	OKLAHOMA CITY
R063745310	STOCKTON BRONA F			2354 NW 19TH ST	OKLAHOMA CITY	OK	73107	AURORA ADDITION	14	1	AURORA ADDITION 014 001 W43 1/2FT	2354 NW 19TH ST	OKLAHOMA CITY
R063745430	MONTOYA NESTOR S & GLADYS F			1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	AURORA ADDITION	14	2	AURORA ADDITION 014 002 W40FT	2340 NW 19TH ST	OKLAHOMA CITY
R063745400	MONTOYA NESTOR S & GLADYS F			1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	AURORA ADDITION	14	2	AURORA ADDITION 014 002 W40FT OF E90FT	2338 NW 19TH ST	OKLAHOMA CITY
R063745370	LOPEZ OMAR	JARALENO MARIA DEL ROSARIO		2334 NW 19TH ST	OKLAHOMA CITY	OK	73107-3333	AURORA ADDITION	14	2	AURORA ADDITION 014 002 E50FT	2334 NW 19TH ST	OKLAHOMA CITY
R063744845	16TH FLOOR VENTURES LLC			3528 DUCHESS TFL	DALLAS	TX	75229-5113	AURORA ADDITION	13	0	AURORA ADDITION 013 000 W50FT OF LOT 1 & S38FT OF W50FT OF E100FT OF LOT 1	2330 NW 19TH ST	OKLAHOMA CITY
R063744830	HAD GS TRUST			2601 SARATOGA XING	EDMOND	OK	73003	AURORA ADDITION	13	1	AURORA ADDITION BLK 013 LOT 000 N102FT OF W50FT OF E100FT OF LOT 1	2326 NW 19TH ST	OKLAHOMA CITY
R063744800	ALLEN THOMAS S			5906 BURNHAM PL	OKLAHOMA CITY	OK	73132-4730	AURORA ADDITION	13	1	AURORA ADDITION 013 001 E50FT	2322 NW 19TH ST	OKLAHOMA CITY
R063744860	GRAMAJO MARICELA ANTONIETA GIRON			4224 NW 154TH ST	EDMOND	OK	73013-9130	AURORA ADDITION	13	2	AURORA ADDITION 013 002 W50FT	2318 NW 19TH ST	OKLAHOMA CITY
R063744890	YODER GHAD			2216 NW 19TH ST	OKLAHOMA CITY	OK	73107-5606	AURORA ADDITION	13	2	AURORA ADDITION 013 002 W50FT OF E100FT	2314 NW 19TH ST	OKLAHOMA CITY
R063744920	REDWOOD TREE PROPERTIES INC			1010 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2002	AURORA ADDITION	13	2	AURORA ADDITION 013 002 E50FT	2310 NW 19TH ST	OKLAHOMA CITY
R063744980	SENGDARA VASITHY P	SENGDARA THONGTHIP		8905 SW 54TH ST	OKLAHOMA CITY	OK	73179	AURORA ADDITION	13	3	AURORA ADDITION 013 003 W42FT	2308 NW 19TH ST	OKLAHOMA CITY
R063745010	DBL ENTERPRISES LLC			2648 W PARK PL	OKLAHOMA CITY	OK	73107	AURORA ADDITION	13	3	AURORA ADDITION 013 003 W42FT OF E89FT	2304 NW 19TH ST	OKLAHOMA CITY
R063744590	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	AURORA ADDITION	12	0	AURORA ADDITION 012 000 E19FT OF LTS 3 & 4 & S10FT OF LOT 6 EXEMPT	0 UNKNOWN	OKLAHOMA CITY


NW 19th St
NW 19th St
NW 19th St
N Billen Ave
N Cross Ave
NW 18th St
NW 17th St
2717-06-374-5280
0.14 ac
2717-06-374-5430
0.13 ac
2717-06-374-5490
0.15 ac
2717-06-374-5580
0.22 ac
2717-06-374-4800
0.16 ac
2717-06-374-4920
0.16 ac
2717-06-374-5010
0.14 ac
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0.17 ac
2717-06-374-5130
0.17 ac
2717-06-374-5070
0.17 ac
2717-06-374-6640
0.12 ac
2717-06-374-6960
0.12 ac
2717-06-374-6770
0.17 ac
2717-06-374-6810
0.12 ac
2717-06-374-7080
0.17 ac
2717-06-375-7250
0.17 ac
2717-06-375-7230
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2717-06-375-7210
0.17 ac
2717-06-374-7370
0.17 ac
2717-06-374-7330
0.17 ac
2717-06-374-7340
0.17 ac
2717-06-374
0.05 ac

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-(number)

MASTER DESIGN STATEMENT FOR

NW 18th St and N. Cross Ave

(10/20/2025)

PREPARED BY:

(AMSolutions LLC*)*
(Abraham Santana)
(2331 NW 18th St)
(*Oklahoma City, Oklahoma 73107)*
(4058835452)
(Abraham@myeasyhomeoffers.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, 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 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-4 General Residential District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

   All uses within the R-4 District shall be permitted on this site. Use unit 8200.12 shall be limited to five (6) townhomes/ attached and/or detached single-family dwelling units as a duplex and/or triplex structures.

2. **Maximum Building Height:** The maximum building height shall not exceed 35 feet.

3. **Maximum Building Size:** There shall be no maximum lot coverage within this SPUD.

4. **Maximum Number of Buildings:** Up to 2 buildings within this SPUD.

5. **Building Setback Lines:**

5' from the East

15' from the South

10' from the North

10' from the West

6. **Sight-proof Screening: Site contains an existing 4' chain-link fence on West side. No less than a 4' and greater than an 8' high fence or wall shall be required along the West, North or Eastern boundaries of this parcel where it is adjacent to any residential use. Said walls shall be constructed of chain link, stucco, brick, stone, wood, or iron and/ or any combination thereof.**

7. **Landscaping: The subject parcel shall meet all requirements of the Oklahoma City municipal code, 2020, as amended.**

8. **Signs: The subject parcel shall meet all requirements of the Oklahoma City municipal code, 2020, as amended. There will not be any free standing signs.**

9. **Access: The subject parcel may take access by a minimum of two (2) drives; One (1) from N Cross Ave. and a second (2) from NW 18th St. Minimum 32' driveways per access point shall be permitted.**

10. **Sidewalks: No Sidewalks currently exist on either cross street where the property is situated. If sidewalks become a requirement and the construction site prevents continuity it shall be the owner's responsibility to install a sidewalk prior to receiving a certificate of occupancy.**

II. Other Development Regulations:

1. **Architecture:**

   Exterior building walls finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type of finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. **Street Improvements:**

3. **Site 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.**

4. **Parking: The subject parcel shall meet the requirements of the Oklahoma City municipal code, 2020, as amended. Driveways shall count towards the minimum parking requirement, provided each parking space measures a minimum of 18' from the adjacent line of the sidewalk in towards the property.**

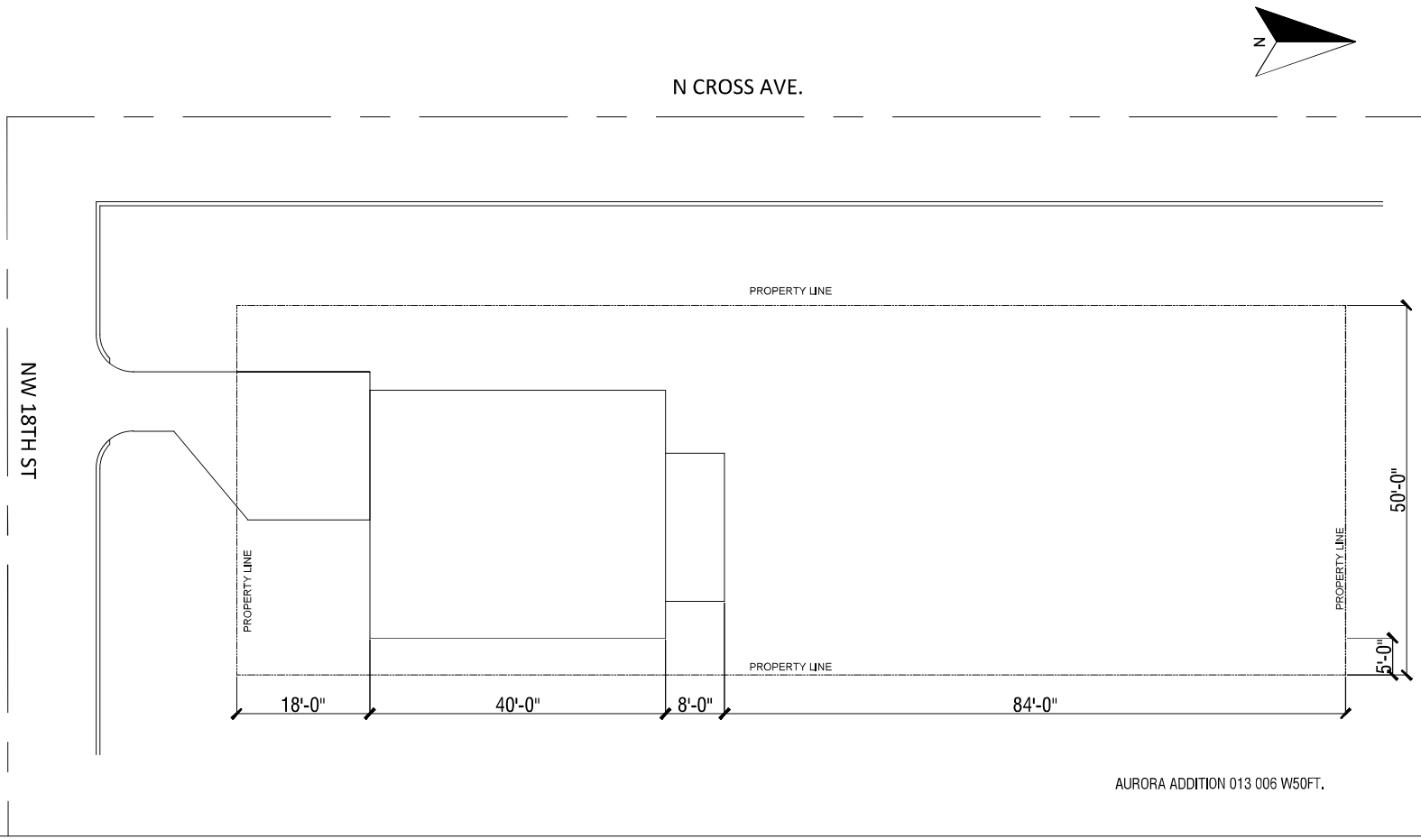
5. **Drainage: Development of this parcel will comply with chapter 16 of the Oklahoma City Municipal Court, 2020, as amended.**

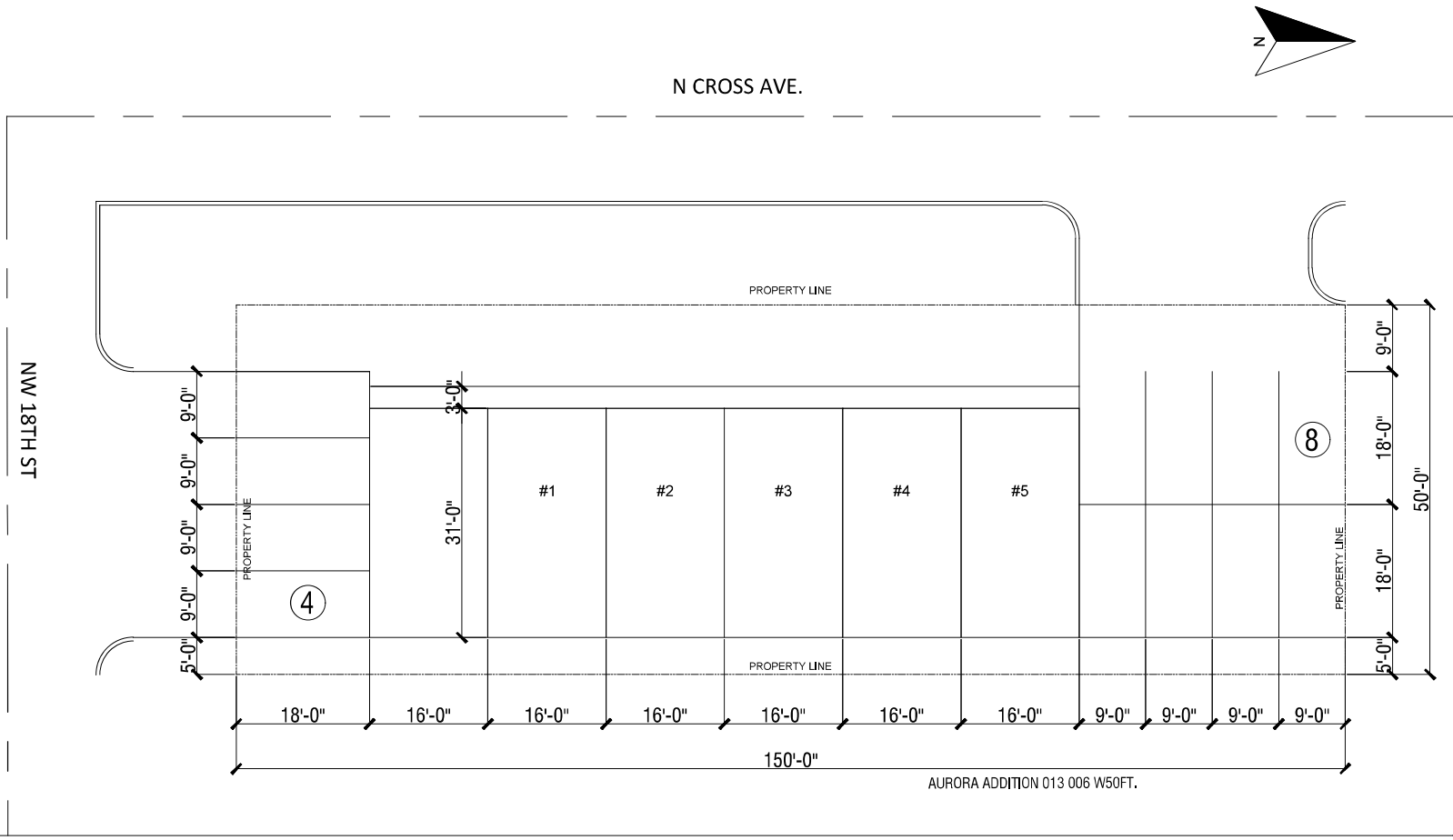
6. **Dumpsters: If dumpsters are necessary, they shall be located in a practical location screened from view.**

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan


N
N CROSS AVE.
NW 18TH ST
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
50'-0"
5'-0"
18'-0"
40'-0"
8'-0"
84'-0"
AURORA ADDITION 013 006 W50FT.


N
N CROSS AVE.
NW 18TH ST
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
4
8
#1
#2
#3
#4
#5
3'-0"
31'-0"
9'-0"
9'-0"
9'-0"
9'-0"
5'-0"
9'-0"
18'-0"
18'-0"
5'-0"
50'-0"
18'-0"
16'-0"
16'-0"
16'-0"
16'-0"
16'-0"
16'-0"
9'-0"
9'-0"
9'-0"
9'-0"
150'-0"
AURORA ADDITION 013 006 W50FT.

14'
36'
18'
18'
1
2
3
4
5
6
7
8
Parking
Buiding
Building
Building
Building
Building
Building
16'
East Lot line
N. CROSS
9'
Parking
18'
Property line
5'
NW 18th

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1798	Rob Elliott	900 NW 6th Street	OKLAHOMA CITY	OK	73106
SPUD-1798	AURORA NA	2417 NW 21ST ST	OKLAHOMA CITY	OK	73107
SPUD-1798	PENNSYLVANIA PLACE HOA	12412 ROCKWOOD AVE	OKLAHOMA CITY	OK	73170
SPUD-1798	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1798	16TH FLOOR VENTURES LLC	3528 DUCHESS TRL	DALLAS	TX	75229-5113
SPUD-1798	2311 NW 17 LLC	6915 N CLASSEN BLVD STE	OKLAHOMA CITY	OK	73116
SPUD-1798	2314 NW 18TH STREET, WESTON FAMILY HOLDINGS LLC	714 NE 17TH ST	OKLAHOMA CITY	OK	73105
SPUD-1798	A & L ROYALTY HOLDINGS LLC	5030 N MAY AVE STE 255	OKLAHOMA CITY	OK	73112-6010
SPUD-1798	ALEX CHANGE ENTERPRISE LLC	2408 NW 151ST ST	EDMOND	OK	73013-9233
SPUD-1798	ALLEN THOMAS S	5908 BURNHAM PL	OKLAHOMA CITY	OK	73132-4730
SPUD-1798	ALVAREZ IVAN CLEMENTE, HERNANDEZ MARCELA	2345 NW 17TH ST	OKLAHOMA CITY	OK	73107-4067
SPUD-1798	ARGUETA MARIA PRISCILA	2241 NW 21ST ST	OKLAHOMA CITY	OK	73107
SPUD-1798	BATTLE ALEXIS	2346 NW 19TH ST	OKLAHOMA CITY	OK	73107-3333
SPUD-1798	BATTLES MATTHEW & KARA	1230 NW 39TH ST	OKLAHOMA CITY	OK	73118
SPUD-1798	BEACHFRONT LAND COMPANY LLC	5716 OAK TREE RD	EDMOND	OK	73025
SPUD-1798	BHANDAL AJIT S & TAJINDER K	154 SHOAL DR W	VALLEJO	CA	94591-6954
SPUD-1798	BIG ROCK PROPERTIES INC	2032 NW 18TH ST	OKLAHOMA CITY	OK	73106-1821
SPUD-1798	BONDA LLC	3800 WINDOVER DR	EDMOND	OK	73013-6964
SPUD-1798	BROCKMAN LAUREN RAE	2345 NW 19TH ST	OKLAHOMA CITY	OK	73107-3334
SPUD-1798	BULYAPHOL SOMCHANH	1812 N BILLEN AVE	OKLAHOMA CITY	OK	73107-4008
SPUD-1798	CARMONA BERTHA, ORELLANA JUAN LUIS	2943 NW 18TH ST	OKLAHOMA CITY	OK	73107
SPUD-1798	CARRILLO EMILIANO, GRAMAJO IDALIA GLORIA	3821 NEWPORT ST	OKLAHOMA CITY	OK	73112
SPUD-1798	CLAIR ANDREA ST, CLAIR DANIEL ST	2325 NW 19TH ST	OKLAHOMA CITY	OK	73107
SPUD-1798	CORLEY KATHRYN LESLIE	2331 NW 18TH ST	OKLAHOMA CITY	OK	73107-4024
SPUD-1798	CYPERT KALEI L & CLAY R	2329 NW 17TH ST	OKLAHOMA CITY	OK	73107
SPUD-1798	DBL ENTERPRISES LLC	2648 W PARK PL	OKLAHOMA CITY	OK	73107
SPUD-1798	ECK BRITTNEY ELIZABETH	2306 NW 18TH ST	OKLAHOMA CITY	OK	73107
SPUD-1798	FERRELL WILLIAM F & GERALDINE	1815 N CROSS AVE	OKLAHOMA CITY	OK	73107-4036
SPUD-1798	FIELDER AUSTIN R	2338 NW 18TH ST	OKLAHOMA CITY	OK	73107-4070
SPUD-1798	GJK PROPERTIES BRAVO LLC	1001 NW 38TH ST	OKLAHOMA CITY	OK	73118
SPUD-1798	GOMEZ UMBERTO & PAULINA	2315 NW 19TH ST	OKLAHOMA CITY	OK	73107-3307
SPUD-1798	GRAMAJO MARICELA ANTONIETA GIRON	4224 NW 154TH ST	EDMOND	OK	73013-9130
SPUD-1798	HAD GS TRUST	2001 SARATOGA XING	EDMOND	OK	73003

SPUD-1798	HELTON JON MINGO	2350 NW 18TH ST	OKLAHOMA CITY	OK	73107-4070
SPUD-1798	INVESTRUST NA TRS, KINER DAVID L DIRECTED IRA	5100 CLASSEN BLVD STE 6	OKLAHOMA CITY	OK	73118-4417
SPUD-1798	KAM PROPERTY INVESTMENTS LLC, MOLLOY KRISTIN	17708 BLUE HERON CT	EDMOND	OK	73012
SPUD-1798	KHALIL SAMIR & NAJAYA TRS, KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962
SPUD-1798	LAM THAN QUOC, LAM LAURA T	2333 NW 17TH ST	OKLAHOMA CITY	OK	73107
SPUD-1798	LOPEZ OMAR, JARALENO MARIA DEL ROSARIO	2334 NW 19TH ST	OKLAHOMA CITY	OK	73107-3333
SPUD-1798	LOUTERS ANTHONY LEE, LOUTERS BRYCE	45276 281ST ST	PARKER	SD	57053-6005
SPUD-1798	MANCEBO MARIA	2307 NW 18TH ST	OKLAHOMA CITY	OK	73107-4024
SPUD-1798	MANSINGHANI MITHUN	14050 S BROADWAY	EDMOND	OK	73034
SPUD-1798	MONTOYA NESTOR S & GLADYS F	1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604
SPUD-1798	ODETALLA BASSAM	1417 NW 188TH ST	EDMOND	OK	73012
SPUD-1798	OKLAHOMA CONFERENCE CORP OF SEVENTH DAY ADVENTISTS, PO BOX 32098	4735 NW 63RD ST	OKLAHOMA CITY	OK	73132
SPUD-1798	OLAGUE OMAR LUEVANO	2325 NW 17TH ST	OKLAHOMA CITY	OK	73107-4018
SPUD-1798	OLIVIA FRANCISCO	3024 PIONEER ST	OKLAHOMA CITY	OK	73107-2040
SPUD-1798	QUAYLE JAMES T & ALICE J TRS, QUAYLE JAMES & ALICE RE	3539 NW 53RD ST	OKLAHOMA CITY	OK	73112
SPUD-1798	REDWOOD TREE PROPERTIES INC	1010 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2002
SPUD-1798	RIVAS GABRIELA C	2344 NW 19TH ST	OKLAHOMA CITY	OK	73107-3333
SPUD-1798	RIVERSIDE INVESTMENTS LLC	2400 SE 12TH ST	OKLAHOMA CITY	OK	73129-8177
SPUD-1798	SENGDARA VASITHY P, SENGDARA THONGTHIP	8905 SW 54TH ST	OKLAHOMA CITY	OK	73179
SPUD-1798	SMITH LEONARD R ETAL, OWENS BRENDA S SMITH	3723 NW 14TH ST	OKLAHOMA CITY	OK	73107-4307
SPUD-1798	STOCKTON BRONA F	2354 NW 19TH ST	OKLAHOMA CITY	OK	73107
SPUD-1798	SULJEVIC RIJAD, SULJEVIC ELVIR	7420 NW 134TH ST	OKLAHOMA CITY	OK	73142-9740
SPUD-1798	WE HEART OK LLC	829 NW 6TH ST	OKLAHOMA CITY	OK	73106-7201
SPUD-1798	YODER CHAD	2316 NW 19TH ST	OKLAHOMA CITY	OK	73107-5606

APPROVED
07-07-2026
BY THE CITY COUNCIL
CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD – 1798

MASTER DESIGN STATEMENT FOR

Aurora Cross18 Residences

April 14, 2026
May 21, 2026

PREPARED BY:

Elliott Architects !
Rob Elliott
900 Northwest 6th Street
Oklahoma City, OK 73106
405.272.0600
rob@elliottarchitects.com

SPUD-1798 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 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-1 Single-Family 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:

8200.14. Single Family Residential.

1.1 **Minimum Lot Size:** 3,500 square feet

1.2 **Minimum Lot Width:** 50 feet

2. **Maximum Building Height:** 28 feet with a minimum 6:12 roof pitch.

3. **Maximum Building Size:** 2,700 square feet per lot

4. **Maximum Number of Buildings:** One dwelling per lot, or on lot sizes 7,000 square feet or larger, an accessory dwelling unit will be allowed per Code.

5. **Building Setback Lines:**

North Lot

North:	5 feet
South:	10 feet
East:	5 feet
West (Cross Ave):	15 feet

South Lot

North:	10 feet
South (NW 18):	20 feet
East:	5 feet
West (Cross Ave):	15 feet

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** Per the base zoning district.

7. **Landscaping:** Landscaping shall meet all requirements of the City of Oklahoma City's Landscaping ordinance in place at the time of development.

8. **Signs:** Signage within this SPUD shall be per Code.

9. **Access:** Access to the subject parcel shall be limited to 2 paved driveways, 1 driveway for each residence. Only 1 driveway is allowed from NW 18th Street; 2 driveways would be allowed from North Cross. Driveways shall be in accordance with the applicable requirements of the City of Oklahoma City that are effective at the time of development. The maximum driveway width shall be 18 feet.

10. **Sidewalks:** Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. East facing windows on the second story shall have a minimum sill height of 72 Inches. The southern dwelling unit will orientate towards NW 18th Street. The northern dwelling unit will orientate towards North Cross Avenue. There shall be a minimum of 12-inch soffits / eaves at the roof perimeter.

2. **Open Space:** minimum 50% of Lot Area

3. **Street Improvements:** Not required.

4. **Site 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, 2020, as amended.

5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. **Parking:** The design of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended except that the garage spaces may count toward the parking requirement provided each space meets the minimum requirements.

7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.

8. **Drainage:** Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.

9. **Other:** Subdivision within this SPUD shall be per the Oklahoma City Subdivision Regulations, as amended.

III. Supporting Documents:

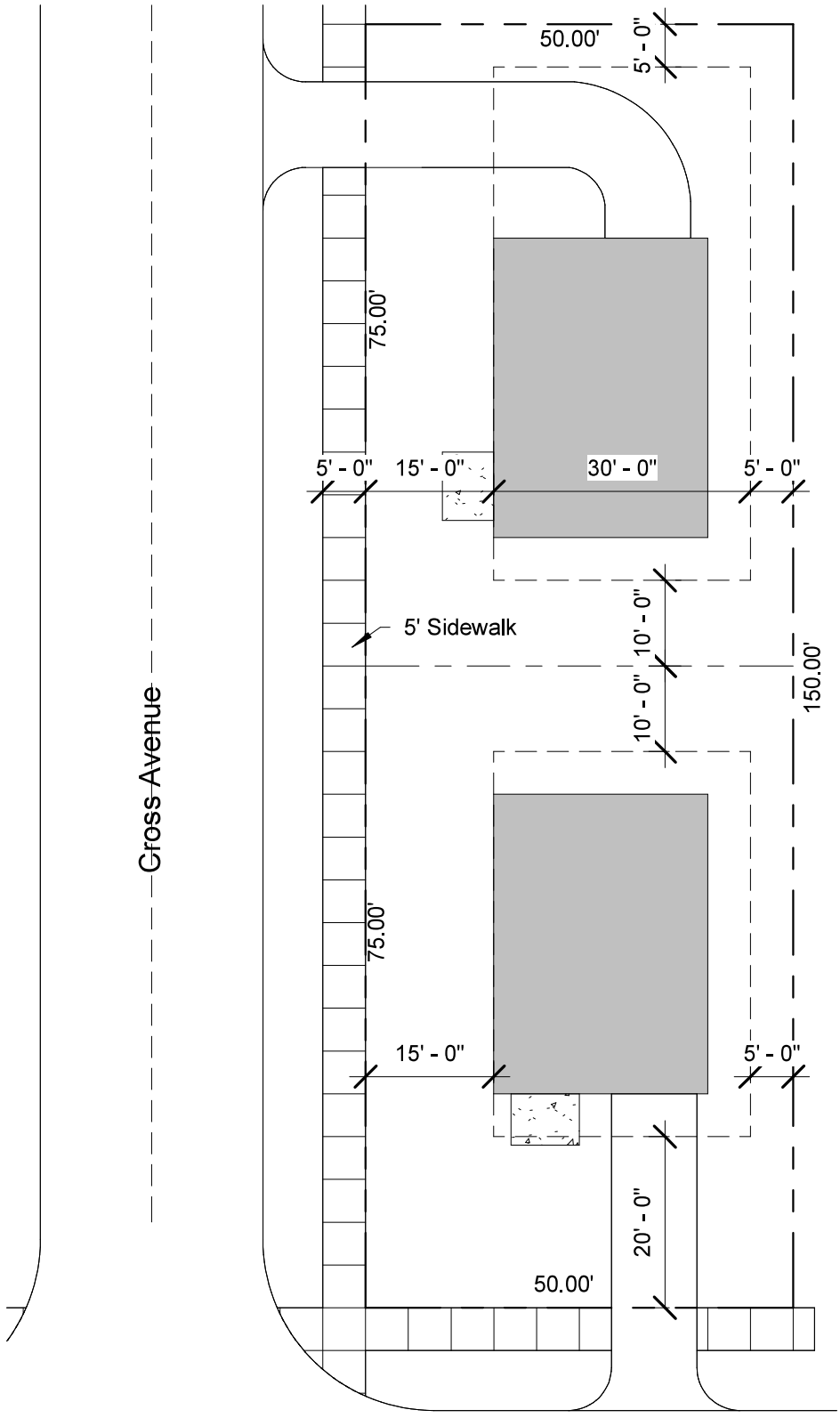
Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1798 Exhibit A – Legal Description

The West 50-feet of Lot Six (6) in Block Thirteen (13) of Aurora Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SPUD-1798 Exhibit B



Legal Description:
West 60.0 feet of
Lots 6
Block 13
Aurora Addition
Oklahoma County
Oklahoma

1 SITE
1" = 20'-0"

R:\2026\22618_SPUD-1798\design\22618spud1798atnw18thandcross15apr2026.rvt

4/15/2026 2:20:50 PM

SPUD 1798- Aurora Cross 18 Residences

SITE PLAN

2351 NW 18th Street, Oklahoma City, Oklahoma

22618
04/15/2026
A1

Elliott Architects Inc.
900 N.W. 6th Street Oklahoma City, Oklahoma 73106
Phone: (405) 272.0600 Email: create@elliottarchitects.com

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CASE NUMBER: SPUD-1798

This notice is to inform you that **Robert Elliott, Elliott Architects, Inc., on behalf of Brian K. Corley and Kathryn L. Corley,** filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1798 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 7, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at https://okc.primegov.com/public/portal.

LEGAL DESCRIPTION:

The West 50-feet of Lot Six (6) in Block Thirteen (13) of Aurora Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 2nd day of June 2026.

Amy K. Simpson

SEAL

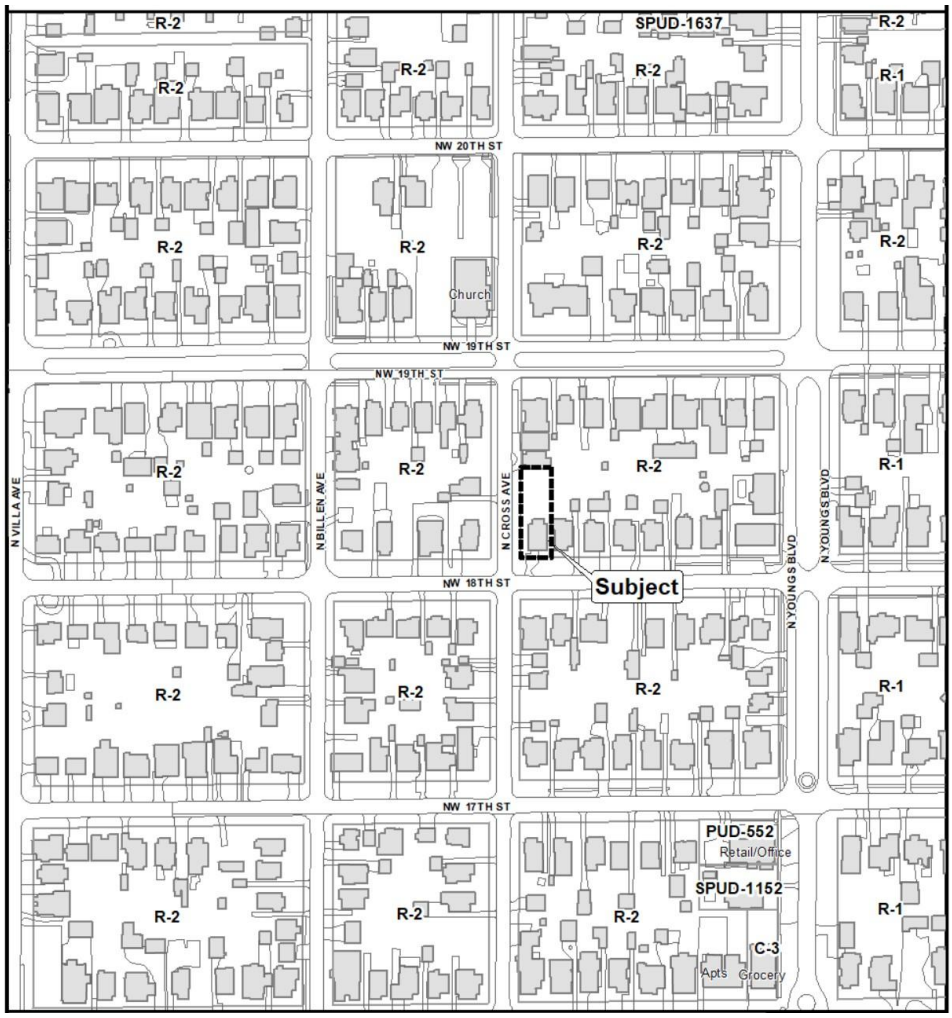
Amy K. Simpson, City Clerk

PROPOSED ZONING CHANGE: **CASE NUMBER:** SPUD-1798

FROM: R-2 Medium-Low Density Residential District

TO: SPUD-1798 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 2331 NW 18th Street



PROPOSED USE: The purpose of this application is to allow two single-family residences.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:
The City of Oklahoma City
Planning Department
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1798

LOCATION: 2331 NW 18th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1798 Simplified Planned Unit Development District from R-2 Medium-Low Density Residential District. A public hearing will be held by the City Council on July 7, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at https://okc.primegov.com/public/portal.

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

The West 50-feet of Lot Six (6) in Block Thirteen (13) of Aurora Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow two single-family residences.

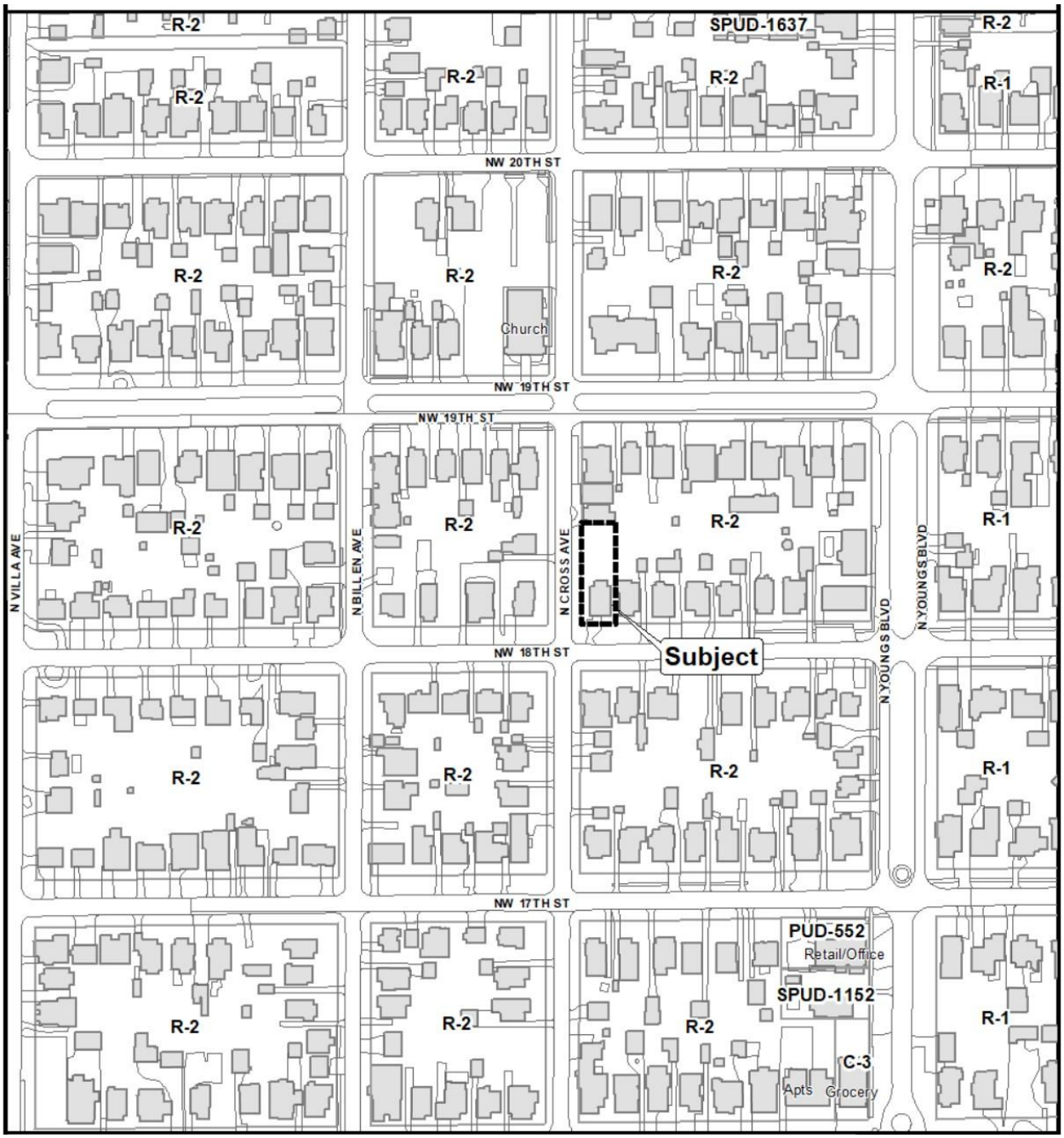
BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:
This site will be developed in accordance with the regulations of the modified **R-1 Single-Family District** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 2nd day of June 2026.

SEAL Amy K. Simpson, City Clerk


R-2
SPUD-1637
R-1
NW 20TH ST
Church
NW 19TH ST
N VILLA AVE
N BILLEN AVE
N CROSS AVE
N YOUNGS BLVD
Subject
NW 18TH ST
NW 17TH ST
PUD-552
Retail/Office
SPUD-1152
C-3
Apts
Grocery

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on May 11, 2026)

13. (SPUD-1798) Application by Bryan K. Corley and Kathryn L. Corley to rezone 2331 NW 18th Street from R-2 Medium-Low Density Residential District to SPUD-1798 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. **Revise Section Building Setback Lines to read:**
   North Lot:
   North: 5 feet
   South: 10 feet
   East: 5 feet
   West (Cross Ave): 15 feet
   South Lot:
   North: 10 feet
   South (NW 18th St): 20 feet
   East: 5 feet
   West (Cross Ave): 15 feet
2. The maximum driveway width shall be 18 feet.
3. Revise Section Minimum Lot Size to state 3,500 square feet.
4. Revise Section Maximum Number of Buildings to state one dwelling per lot, or on lot sizes 7,000 square feet or larger an accessory dwelling unit will be allowed per Code.
5. Modify Section Sight-proof Screening to be per the base zoning district.
6. Revise Section Drainage to read: Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.
7. The maximum building height shall be 28 feet with a minimum 6:12 roof pitch.
8. East facing windows on the second story shall have a minimum sill height of 72 inches.
9. The southern dwelling unit will orientate towards NW 18th Street; the northern dwelling unit will orientate towards North Cross Avenue.
10. There shall be a minimum of 12-inch soffits/eaves at the roof perimeter.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.
MOVED BY MILNER, SECONDED BY PRIVETT
AYES: CLAIR, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE, LAFORGE
ABSENT: POWERS

Planning Commission Minutes
May 14, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on May 11, 2026)

STAFF REPORT
The City of Oklahoma City
Planning Commission **Item No. IV. 13.**
May 14, 2026

(SPUD-1798) Application by Bryan K. Corley and Kathryn L. Corley to rezone 2331 NW 18th Street from R-2 Medium-Low Density Residential District to SPUD-1798 Simplified Planned Unit Development District. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Rob Elliott
Elliott Architects
(405) 272-0600

2. Case History

This application was deferred from the January 15, February 12, March 12, and April 09, and 23, 2026, Planning Commission hearing dates. The proposed Master Design Statement has been revised to limit this SPUD to two (2) single-family residences.

3. Reason for Request

The purpose of this application is to allow two single-family residences.

B. EXISTING CONDITIONS

1. **Size of Site:** 0.17 Acres

2. **School District:** Oklahoma City

3. **Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	R-2	R-2	R-2	R-2	R-2
Land Use	Residential	Residential	Residential	Residential	Residential

4. **Comprehensive Plan Land Use Typology Area:** Urban – Medium (UM)

   UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include "infill" developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family 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:

8200.14. Single Family Residential.

1.1 **Minimum Lot Size:** 7,500.0 square feet

1.2 **Minimum Lot Width:** 50.0 feet

2. **Maximum Building Height:** 2-1/2 stories or 35 feet

3. **Maximum Building Size:** 2,700 square feet per lot

4. **Maximum Number of Buildings:** Two (2) per lot

5. **Building Setback Lines:**

North: 5.00 feet
South: 20.0 feet
East: 5.0 feet
West: 15.0 feet

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** None.

7. **Landscaping:** Landscaping shall meet all requirements of the City of Oklahoma City's Landscaping ordinance in place at the time of development.

8. **Signs:** Signage within this SPUD shall be per Code.

9. **Access:** Access to the subject parcel shall be limited to 2 paved driveways, 1 driveway for each residence. Only 1 driveway is allowed from NW 18th Street; 2 driveways would be

allowed from North Cross. Driveways shall be in accordance with the applicable requirements of the City of Oklahoma City that are effective at the time of development.

10. **Sidewalks:** Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. **Open Space:** minimum 50% of Lot Area

3. **Street Improvements:** Not required.

4. **Site 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, 2020, as amended.

5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. **Parking:** The design of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended except that the garage spaces may count toward the parking requirement provided each space meets the minimum requirements.

7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.

8. **Drainage:** Not Applicable.

9. **Other:** Subdivision within this SPUD shall be per the Oklahoma City Subdivision Regulations, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.

2. **Fire (OCFD):** No objection.

3. **Public Works Department:**

   a. **Traffic Services:** No objection.

   b. **Engineering - Storm Sewer Availability:**

      1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.

      2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

      3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.

      4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage–easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*

6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.

7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

   A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

9) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

b. Water Availability:

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Each unit must have a separate water meter and connection to the main.

c. Wastewater Availability:

1. An existing 8-inch/10-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.
8. Each unit must have a separate wastewater connection to the main.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow residential use and development in accordance with the R-1 District, specifically up to two single-family residences. Two dwelling units on the roughly 0.17-acre site would be 11.76 du/acre.

Automobile Connectivity**:**

- Maintain and enhance the connectivity of the street network.

The subject site is located at the northeast corner of NW 18th Street and North Cross Avenue, both Neighborhood Streets in the Urban Medium LUTA. The site currently has one access point along NW 18th Street. The SPUD proposes a maximum of two paved driveways, one for each residence, with flexibility for the corner lot to be from either street.

Pedestrian Connectivity**:**

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site. The SPUD proposes utilizing Code and ADA requirements for any changes to pedestrian connectivity.

2) Compatibility: The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When

locating the proposed uses adjacent to existing residential uses or zoning, "Building Scale and Site Design" is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow residential use and development in accordance with the R-1 District, specifically up to two single-family residences. Two dwelling units on the roughly 0.17-acre site would be 11.76 du/acre. The SPUD proposes the following setbacks: 5 feet on the north and east, 20 feet on the south, and 15 feet on the west. The SPUD proposes a maximum building size of 7,500 square feet, a maximum building height not to exceed 35 feet or 2½ stories, and a maximum of two buildings per lot. The SPUD maintains the base R-1 District regulations for landscaping and proposes a minimum of 50% open space. Screening is not required by the SPUD regulations.*

3) **Service Efficiency:**
   - Water: *Served*
   - Sewer: *Fully Served*
   - Fire Service: *Urban Response*

4) **Transportation System:** The subject site is located at the northeast corner of NW 18th Street and North Cross Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located south of the site, along NW 16th Street.

5) **Other Development Related Policies**
   - Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
   - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
   - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
   - Improve the functionality and efficiency of the street network by:
     - Providing direct connections from residential developments to nearby places and to each other.
     - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
     - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
     - Reducing block sizes and use of dead-end streets.

- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)

6) Other Considerations: Historic Resources

The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserve**okc**, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The subject site is located within the boundary of the Pennville Historic District, which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993 for its Architectural (Criterion C) Significance. *According to Oklahoma County Assessor data, the existing residence was constructed in 1927 and remodeled in 1964. It was unclear at the time of review whether the residence on site retained any historic integrity. Plan conformance would be strengthened by ensuring any new construction is compatible with adjacent historic development in the Pennville Historic District.*

b. Plan Conformance Considerations

The subject site is located at the northeast corner of NW 18th Street and North Cross Avenue, in an area generally located between North Villa Avenue and North Pennsylvania Avenue in the Aurora Neighborhood. The site and all surrounding land are zoned R-2. The subject site is developed with a single-family residence. The surrounding area is primarily developed with single-family homes, some of which include garage apartments.

The SPUD has been significantly modified since submittal. It was originally requested to construct up to 6 multifamily/townhome units. The application was then modified to allow two duplexes. The application has been further modified, and now requests two single-family homes. This SPUD is now requested to reduce the R-1 minimum lot size in order to split the lot and construct two new homes.

The SPUD proposes the following setbacks: 5 feet on the north and east, 20 feet on the south (NW 18th St), and 15 feet on the west (Cross). Staff recommends specifying setbacks for each *lot*, specifying a maximum driveway width, and standardizing some sections in the Master Design Statement to meet code requirements and/or mirror the updated conceptual plan.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. **Revise Section Building Setback Lines to read:**

   North Lot:

North:	5 feet
South:	10 feet
East:	5 feet
West (Cross Ave):	15 feet

   South Lot:

North:	10 feet
South (NW 18th St):	20 feet
East:	5 feet
West (Cross Ave):	15 feet

2. The maximum driveway width shall be 18 feet.
3. Revise Section Minimum Lot Size to state 3,500 square feet.
4. Revise Section Maximum Number of Buildings to state one dwelling per lot.
5. Modify Section Sight-proof Screening to be per the base zoning district.
6. Revise Section Drainage to read: Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.

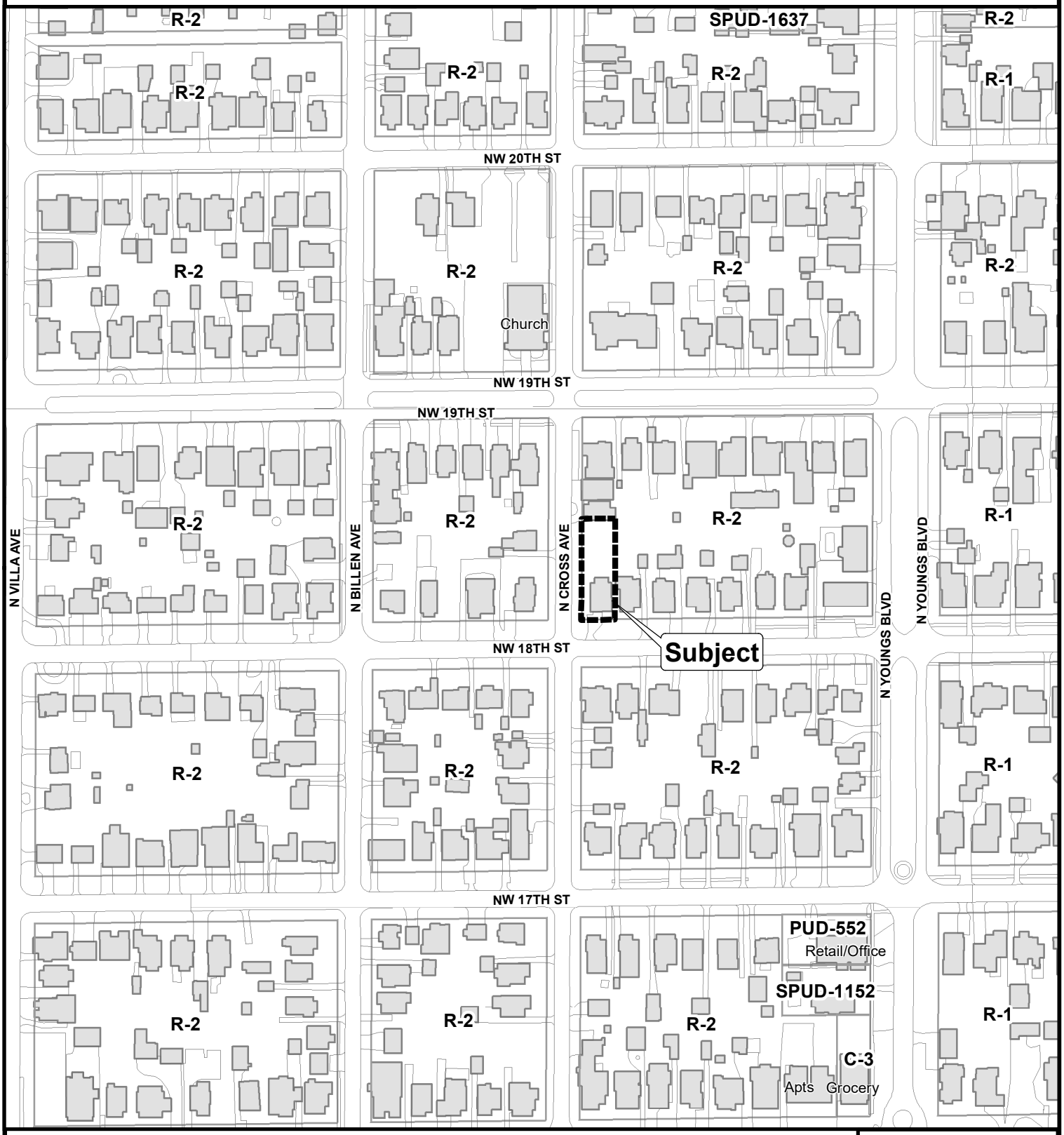
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions' review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1798

Applicant: Brian K. Corley and Kathryn L. Corley

Existing Zoning: R-2 **Location: 2331 NW 18th St.**



Note: "Subject" is located approximately 1,720' south of NW 23rd St.

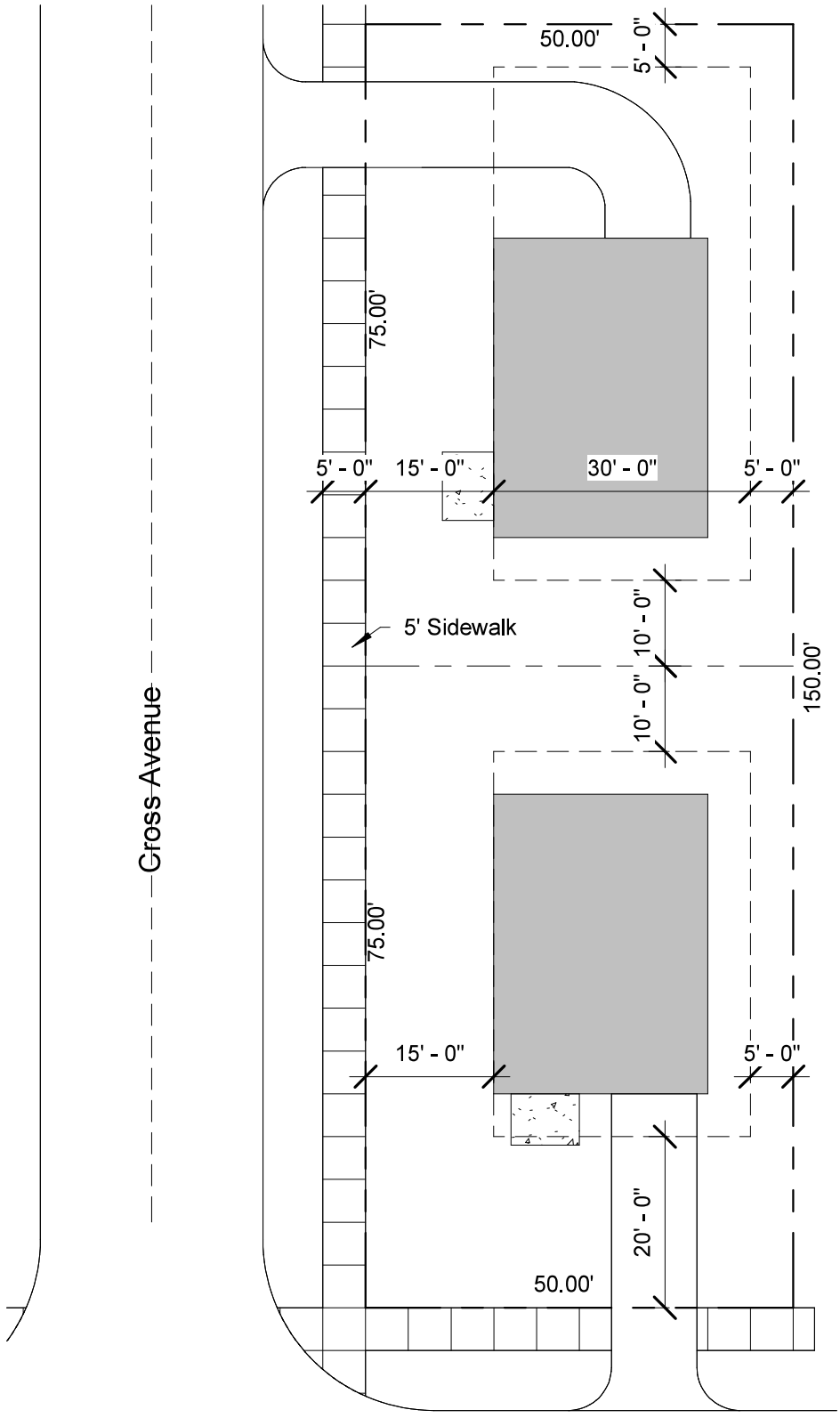
The City of OKLAHOMA CITY

Simplified Planned Unit Development

N W E S

0 100 200 Feet

SPUD-1798 Exhibit B



Legal Description:
West 60.0 feet of
Lots 6
Block 13
Aurora Addition
Oklahoma County
Oklahoma

1 SITE
1" = 20'-0"

R:\2026\22618_SPUD-1798\design\22618spud1798atnw18thandcross15apr2026.rvt

4/15/2026 2:20:50 PM

SPUD 1798- Aurora Cross 18 Residences

SITE PLAN

2351 NW 18th Street, Oklahoma City, Oklahoma

22618
04/15/2026
A1

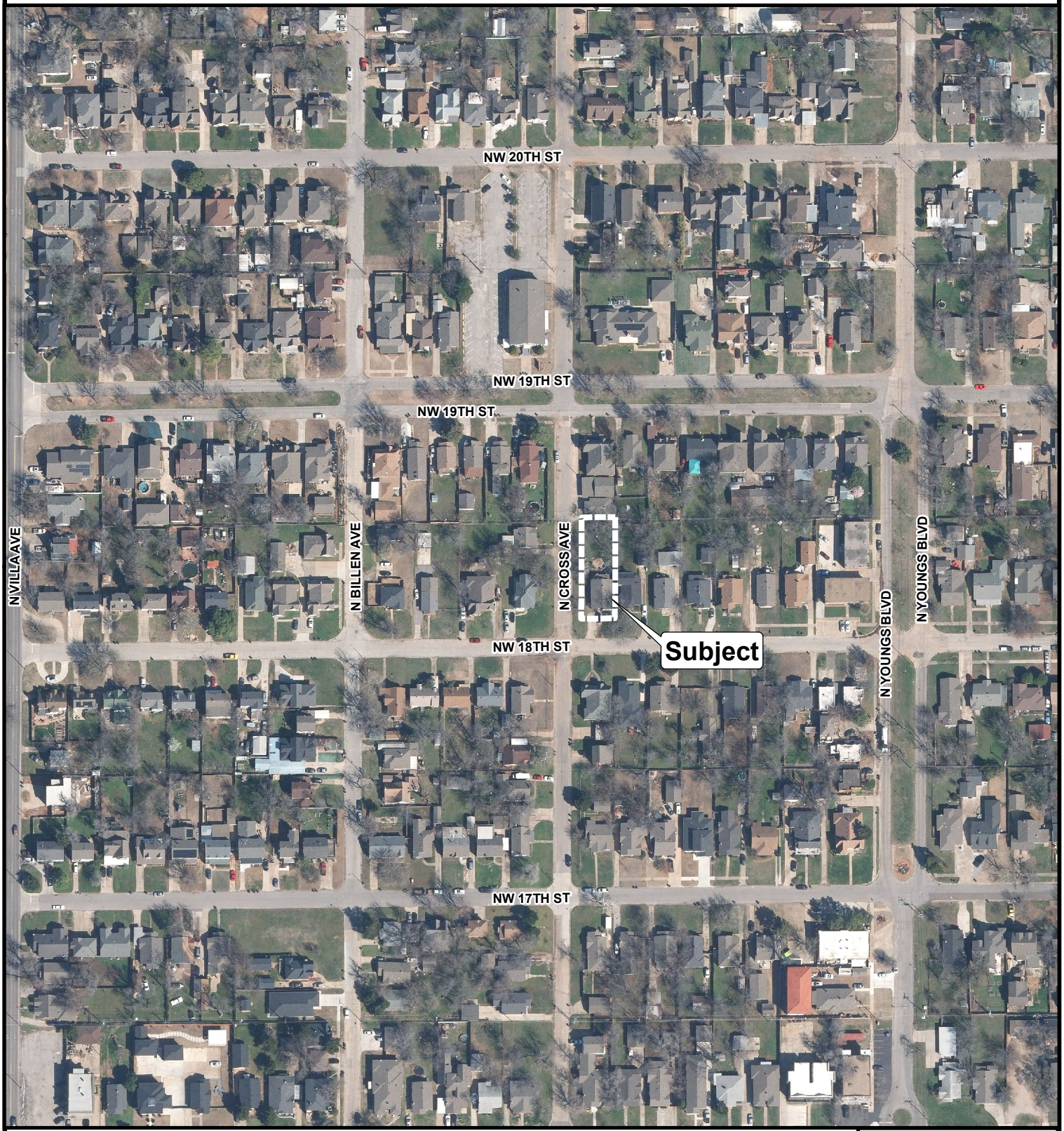
Elliott Architects Inc.
900 N.W. 6th Street Oklahoma City, Oklahoma 73106
Phone: (405) 272.0600 Email: create@elliottarchitects.com

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Case No: SPUD-1798

Applicant: Brian K. Corley and Kathryn L. Corley

Existing Zoning: R-2 **Location: 2331 NW 18th St.**



Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,720' south of NW 23rd St.

The City of OKLAHOMA CITY

Simplified Planned Unit Development

N W E S

0 100 200 Feet

To: City of Oklahoma City Planning Commission

RE: SPUD-1798 Letter #2 of Recommendations of Revisions to Rezoning Plan

Dear Members of the Planning Commission,

To Whom It May Concern:

On behalf of the Aurora Neighborhood Association, I am writing to offer strong recommendation for the proposed changes outlined in this letter to the rezoning plan for the subject property at 2331 NW 18th St. OKC, OK 73107. These revisions have been thoughtfully developed with leadership team and neighborhood input and aligns with the concerns outlined in the previously two submitted letters to the commission. Our goal is to ensure this SPUD and future projects align with both the existing and historic character of the neighborhood and maintain the quality of life for current and future residents of Aurora, while also promoting responsible development and enhancing community value.

Historical Considerations:

As noted by the City of Oklahoma City Staff Report, the subject site is located within the boundary of the Pennville Historic District (now known as Aurora Neighborhood), which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993 for its Architectural (Criterion C) Significance. The existing property was constructed in 1927 and remodeled in 1964. ANA would like the plan to be compatible with adjacent historic development in the Aurora Neighborhood (Pennville Historic District).

Summary of Proposed Changes

The summary of requested revision to the written SPUD language as outlined below, seeks to highlight specific elements in the application that could improve with aligning with the existing and historical characteristics of this 120 year old neighborhood.:

B.4- Comprehensive Plan Land Use Typology Area: Urban Medium (UM)

- Priorities for the UM areas include
    - "infill" developments on vacant lots,
        - 2331 NW 18th is not a vacant lot.
    - rehabilitation of underutilized property,
        - This is not a rehabilitation proposal, but rather a demolish/teardown project.
    - and development that supports revitalization of distressed neighborhoods.
        - The Aurora neighborhood is not in distress, rather it has long been a resilient neighborhood, and stronger than it has been in decades. ANA is an active neighborhood association with a growing membership, since re-established in 2025.

C.1- Summary of SPUD Application

- Requesting striking language “and/or triplex” from paragraph two, as the maximum number of buildings outlined in Section C.4 is “Up to 2 buildings within this SPUD.”

C.3- Maximum Building Size

- Currently only restricted “Per Code.” Requesting to strike “per code” language and replace with no more than 60% lot coverage and 40% green space.

C.5- Building Setback Lines from SPUD Boundary:

- The east boundary currently reads 10ft. Requesting to change that to 14ft, in line with the site plan and given this borders neighbors and existing single-family home.

C.6- Sight-proof Screening:

- Currently only restricted “Per Code.” Requesting to strike “per code” language and replace with solid, sight-proof screen 8 feet high will be installed along the North and East SPUD boundaries adjacent to existing residences. Said sight-proof screens may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

C.10- Sidewalks:

- Currently a sidewalk is only set to be constructed on N Cross Ave. Requesting to add language to include minimum 4’ wide sidewalk that span the south boundaries of the property to also be constructed adjacent to NW 18th Street. Additional language should be added to require sidewalk to be constructed prior to a certificate of occupancy can be obtained.

II.1- Architecture:

- Currently requires eaves that extend a minimum of 18 inches from the exterior face of each building. Historically and predominantly, there are 18-24 inches eaves throughout the neighborhood. Requesting to add language to specify “18-24 inches” to align more with the historical character and existing standards in the neighborhood.
    - See. Appendix B
- The current rendering does not reflect the historic overhang and pitches of the neighborhood, including 6:12 or 9:12. Requesting to add language for 6:9- 6:12 pitched roofs and maximum height to be limited to 25-28 feet. Additionally, no flat roofs without additional architectural support should be permitted. If the SPUD calls for a low pitch roof, we request additional historical architectural design to be included.
    - See Appendix B
- Requesting to add language for a porch or stoop with 6:12 pitch.
    - See. Appendix B

II.2- Open Space:

- Currently only restricted “Per Code.” Requesting to strike “per code” language and replace with no more than 60% lot coverage and 40% green space.

II.5- Parking:

- Currently requires parking stalls to exceed 18 feet in length. Requesting to clarify this language.

Supporting Documents

Appendix A: Signatures of Support from Neighbors within Aurora Neighborhood Boundaries

Appendix B: Submission of Photos for Reference of Historic Overhangs and Pitches

Appendix C: Submission of Photos for Reference of Neighborhood Character

Conclusion

For these reasons, we respectfully recommend the adoption of the proposed changes to the rezoning plan. We urge the OKC Planning Commission to extend a continuance so that these recommendations can be added to the written language of the SPUD. The revisions outlined in this letter are in the best interest of the community, the city, historical character of the neighborhood, and the future residents of the development.

Thank you for your consideration.

Sincerely,



Leadership Team

Aurora Neighborhood Association

[redacted]

Appendix A: Signatures of Support from Neighbors within Aurora Neighborhood Boundaries

The letter is submitted on behalf of Aurora Neighborhood Association, with the support of the undersigned residents:

Name	Signature	Address	Lot, Block, Addition (if known)
Maria Mancebo		2307 NW 18th	Aurora Addition, Block 013, Lot 004
Chelsie Hollas		2309 NW 20th	Aurora Addition, Block 007, Lot 000
Eric Dawes		2309 NW 20th	Aurora Addition, Block 007, Lot 000
Christopher Henslee		2422 NW 19th	Aurora Addition, Block 015, Lot 002
Eva Henslee		2422 NW 19th	Aurora Addition, Block 015, Lot 002
Cristian De Luna		2312 N Cross Ave.	Daugherty Sub Aurora Addition, Block, 001, Lot 015

Appendix B: Submission of Photos for Reference of Historic Overhangs and Pitches within ANA Boundaries (exception is first two images are of prefabricated homes in Stockyards District)

















Appendix C: Submission of Photos for Reference of Neighborhood Character

Duplexes at corner of NW 18th and N Youngs Blvd:





Duplex at corner of NW 18th and N Cross Ave:



Duplex at corner of NW 19th and N Cross Ave:



Duplex at corner of NW 17th and N Youngs Blvd:



Duplex/townhomes on corner of NW 16th and N. Billen Ave:



To: City of Oklahoma City Planning Commission

RE: SPUD-1798 Letter #4 re: Requesting Revision to Rezoning Plan

Dear Members of the Planning Commission,

To Whom It May Concern:

On behalf of the Aurora Neighborhood Association, I am writing to offer strong recommendation for the proposed changes outlined in this letter to the rezoning plan for the subject property at 2331 NW 18th St. OKC, OK 73107. These revisions have been thoughtfully developed with leadership team and neighborhood input and aligns with the concerns outlined in the previously three submitted letters to the commission. Our goal is to ensure this SPUD and future projects align with both the existing and historic character of the neighborhood and maintain the quality of life for current and future residents of Aurora, while also promoting responsible development and enhancing community value.

We believe that SPUD-1798 as it is written would be an inappropriate addition to the Aurora neighborhood for a variety of reasons. While we understand new developments are happening all around the OKC urban core, we believe that new developments should be in proportion with existing residential uses and respect the scale, form and use of adjacent properties. We will demonstrate in this letter what we believe to be a reasonable accommodation for the site.

Historical Considerations:

As noted by the City of Oklahoma City Staff Report, the subject site is located within the boundary of the Pennville Historic District (now known as Aurora Neighborhood), which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993 for its Architectural (Criterion C) Significance. The existing property was constructed in 1927 and remodeled in 1964. ANA would like the plan to be compatible with adjacent historic development in the Aurora Neighborhood (Pennville Historic District).

Summary of Proposed Changes

There have been multiple iterations of the Master Design Statement (MDS), site plans, and renderings, which never paint a uniform picture of the intended outcome. Instead, these renderings are being used to paint a picture that is outwardly convincing but not actually reflected in the MDS. It is on the MDS that the ordinance is interpreted and enforced. We don't want unreliable pictures or empty promises. We want a coherent, thoughtful MDS that ensures what is proposed, is ultimately built. The summary of requested revisions to the specific written SPUD language as outlined below, seeks to highlight and implement elements in the MDS that could improve with aligning the new development in proportion with existing residential uses and respect the scale, form and use of adjacent properties in this 120 year old neighborhood. We would ask that the written language of the new development keep in tact with the historic character of Aurora Neighborhood.:

C.1- Summary of SPUD Application

- After meeting with the applicant on March 24th, viewing the provided sample screenshots of the proposed new renderings, and discussing the feasibility of preserving the original home, we still believe development with R-2 base is reasonable.

- Requesting striking language “and/or triplex” from paragraph two, as the maximum number of buildings outlined in Section C.4 is “Up to 2 buildings within this SPUD.”

B.4- Comprehensive Plan Land Use Typology Area: Urban Medium (UM)

- Priorities for the UM areas include
    - “infill” developments on vacant lots,
        - 2331 NW 18th is not a vacant lot.
    - rehabilitation of underutilized property,
        - This is not a rehabilitation proposal, but rather a demolish/teardown project.
    - and development that supports revitalization of distressed neighborhoods.
        - The Aurora neighborhood is not in distress, rather it has long been a resilient neighborhood, and stronger than it has been in decades. ANA is an active neighborhood association with a growing membership, since re-established in 2025.

C.3- Maximum Building Size

- Currently only restricted “Per Code.” Requesting to strike “per code” language and replace with a limit to 4 units (2 buildings, whose total combined footprints shall not exceed 2,000 SF), maximum building height: 2-stories, 28’ and no more than 50% lot coverage and 40% usable space.

C.5- Building Setback Lines from SPUD Boundary:

- Revise setbacks (the setbacks in the MDS do not match the cardinal directions of the lot and should be revised to the following:
    - 15’ on Cross
    - 25’ on NW 18th Street
    - 5’ to the East
    - 10’ to the North.

C.6- Sight-proof Screening:

- Sight-proof screening is undefined. We would like to see specific language requiring: actual screening between the street and on-site parking. Also, parking turned to be hidden from view with screening and an additional landscape buffer.
- Requesting to strike “per code” language and replace it with solid, sight-proof screen 8 feet high will be installed along the North and East SPUD boundaries adjacent to existing residences. Said sight-proof screens may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

C.10- Sidewalks:

- Currently a sidewalk is only set to be constructed on N Cross Ave. Requesting to add language to include minimum 4’ wide sidewalk that span the south boundaries of the property to also be constructed adjacent to NW 18th Street. Additional language should be added to require sidewalk to be constructed prior to a certificate of occupancy can be obtained.

II.1- Architecture:

- Currently requires eaves that extend a minimum of 18 inches from the exterior face of each building. Historically and predominantly, there are 18-24 inches eaves throughout the neighborhood. Requesting to add language to specify “18-24 inches” to align more with the historical character and existing standards in the neighborhood.
    - See. Appendix B
- The current rendering does not reflect the historic overhang and pitches of the neighborhood, including 6:12 or 9:12. Requesting to add language for 6:9- 6:12 pitched roofs and maximum height to be limited to 25-28 feet. Additionally, no flat roofs without additional architectural support should be permitted. If the SPUD calls for a low pitch roof, we request additional historical architectural design to be included.
    - See Appendix B
- Requesting to add language for a porch or stoop with 6:12 pitch.
    - See. Appendix B

II.2- Open Space:

- Currently only restricted “Per Code.” Requesting to strike “per code” language and replace with no more than 50% lot coverage and 40% usable space.

II.5- Parking:

- Currently requires parking stalls to exceed 18 feet in length. Requesting to clarify this language.

Supporting Documents

Appendix A: Signatures of Support from Neighbors within Aurora Neighborhood Boundaries

Appendix B: ANA Canvassing Documentation

Appendix C: Applicant Provided Samples of New Design Rendering

Appendix D: Submission of Photos for Reference of Historic Overhangs and Pitches

Appendix E: Submission of Photos for Reference of Neighborhood Character

Conclusion

For these reasons, we respectfully recommend the adoption of the proposed changes to the applicant’s MDS. We urge the OKC Planning Commission to preserve the R-2 base and ensure these

recommendations can be added to the written language of the SPUD before approval. The revisions outlined in this letter are in the best interest of the community, the city, historical character of the neighborhood, and the future residents of the development. We believe these to be a reasonable set of requests that will result in an outcome everyone can live with.

Thank you for your consideration.

Sincerely,



Maria Mancebo,

Leadership Team Member

Aurora Neighborhood Association

auroraneighborsokc@gmail.com

Appendix A: Signatures of Support from Neighbors within Aurora Neighborhood Boundaries

The letter is submitted on behalf of Aurora Neighborhood Association, with the support of the undersigned 23 residents (scanned signatures, followed by typed entries).:

ANA Letter Signature Sheet – SPUD 1798

The Aurora Neighborhood Association is requesting your support for a set of revisions to the rezoning proposal at **2331 NW 18th St.** Our recommendations aim to preserve the historic character of our 120-year-old neighborhood, protect quality of life for current and future residents, and ensure that any development on this site reflects responsible, community-aligned planning. The property sits within the Pennville Historic District, which includes Aurora Neighborhood boundaries, and has been recognized for its architectural significance. We believe any redevelopment should respect this context by restoring existing homes rather than demolishing it when feasible, limit density to what is appropriate for the lot and surrounding block, and ensure building design, setbacks, height, and materials are compatible with surrounding historic character and neighboring homes.

We are asking the Planning Commission to adopt specific revisions that strengthen the SPUD application, including: maintaining the existing home with the option for one additional ADU, clarifying building limits, ensuring 40% green space, improving setbacks and screening for adjacent neighbors, requiring sidewalks along both street frontages, and aligning architectural features—such as roof pitch, eave depth, and porches—with the historic patterns of Aurora. These changes support thoughtful development in line with OKC's Comprehensive Plan for Urban Medium areas while protecting the integrity, safety, and long-term sustainability of our neighborhood.

By signing below, you join your neighbors in urging the City to incorporate these revisions before approving the rezoning.

Name	Signature	Address	Lot, Block, Addition (if known)
Maria Mancebo		2307 NW 18th	Aurora Addition, Block 013, Lot 004
BRITNEY ECK		2306 NW 18TH	Kelso Sub Aurora 018, Lot 4+5
Jon + Helen		2350 NW 18	Aurora Addition Block 017, Lot 001
Kim Fields		2338 NW 18th	Aurora Addition Block 017, Lot 002
Wenceslao Hernandez	Wenceslao Hdz	2345 NW 17	Aurora Addition Block 017, Lot 003
Cynthia Pryor	Cynthia Pryor	2400 NW 19th	Aurora Addition Block 015, Lot 003
Shelby Marks	Shelby Marks	2328 NW 17th	Aurora Addition Block 019 Lot 001
Cristian De Luna		2312 N Cross Ave	Daughtery Sub Aurora Block 001, Lot 015

ANA Letter Signature Sheet – SPUD 1798

The Aurora Neighborhood Association is requesting your support for a set of revisions to the rezoning proposal at **2331 NW 18th St.** Our recommendations aim to preserve the historic character of our 120-year-old neighborhood, protect quality of life for current and future residents, and ensure that any development on this site reflects responsible, community-aligned planning. The property sits within the Pennville Historic District, which includes Aurora Neighborhood boundaries, and has been recognized for its architectural significance. We believe any redevelopment should respect this context by restoring existing homes rather than demolishing it when feasible, limit density to what is appropriate for the lot and surrounding block, and ensure building design, setbacks, height, and materials are compatible with surrounding historic character and neighboring homes.

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Name	Signature	Address	Lot, Block, Addition (if known)
Maria Mancebo	EXAMPLE	2307 NW 18th	Aurora Addition, Block 013, Lot 004
Andrea St Clair	Andrea St Clair	2325 NW 19th	Aurora Addition Block 012 Lot 000
Daniel St. Clair	Daniel St. Clair	2325 NW 19th	Aurora Addition Block 012, Lot 000
Andrea Bonilla	Andrea Bonilla	2307 NW 19th	Aurora Addition Block 012, lot 004
Dillon Freeman	Dillon F	2304 NW 19th	Aurora Addition Block 013, lot 003
Melanie Alexander	Melanie Alex	2324 NW 19th	Aurora Addition Block 013, lot 001
Scott Barrett	Scott Barrett	2319 NW 19th	Aurora Addition Block 012, lot 000
Jan Quayle	Jan Quayle	2319 NW 19th	Aurora Addition Block 012, lot 000
ERIC CHASE		2301 NW 19th	Aurora Addition Block 012, lot 004
Stacy Chase	Stacy Chase	2301 NW 19th	Aurora Addition Block 012, lot 004
Vannia Gomez	Vannia	2315 NW 19th	Aurora Addition Block 012, lot 005

ANA Letter Signature Sheet – SPUD 1798

The Aurora Neighborhood Association is requesting your support for a set of revisions to the rezoning proposal at **2331 NW 18th St.** Our recommendations aim to preserve the historic character of our 120-year-old neighborhood, protect quality of life for current and future residents, and ensure that any development on this site reflects responsible, community-aligned planning. The property sits within the Pennville Historic District, which includes Aurora Neighborhood boundaries, and has been recognized for its architectural significance. We believe any redevelopment should respect this context by restoring existing homes rather than demolishing it when feasible, limit density to what is appropriate for the lot and surrounding block, and ensure building design, setbacks, height, and materials are compatible with surrounding historic character and neighboring homes.

We are asking the Planning Commission to adopt specific revisions that strengthen the SPUD application, including: maintaining the existing home with the option for one additional ADU, clarifying building limits, ensuring 40% green space, improving setbacks and screening for adjacent neighbors, requiring sidewalks along both street frontages, and aligning architectural features—such as roof pitch, eave depth, and porches—with the historic patterns of Aurora. These changes support thoughtful development in line with OKC's Comprehensive Plan for Urban Medium areas while protecting the integrity, safety, and long-term sustainability of our neighborhood.

By signing below, you join your neighbors in urging the City to incorporate these revisions before approving the rezoning.

Name	Signature	Address	Lot, Block, Addition (if known)
Maria Mancebo	EXAMPLE	2307 NW 18th	Aurora Addition, Block 013, Lot 004
Kate Cypert	Kate Cypert	2329 NW 17th	Aurora Addition Block 018 lot 006
Steven Steadley	Steven Steadley	1717 N. Billey Ave	AURORA ADDITION BLOCK 021 LOT 003
FRANCOISE BIGOT HIGH MESA	Francoise Bigot	2417 NW 22	Yeakums SUB Aurora Block 002, lot 004
FRANCOISE BIGOT " "	Francoise Bigot	2416 NW 19	Aurora Addition Block 015 lot 002
Christopher Henslee	Christopher Henslee	2422 NW 19	Aurora Addition Block 015 lot 002

See typed entries on the following page.

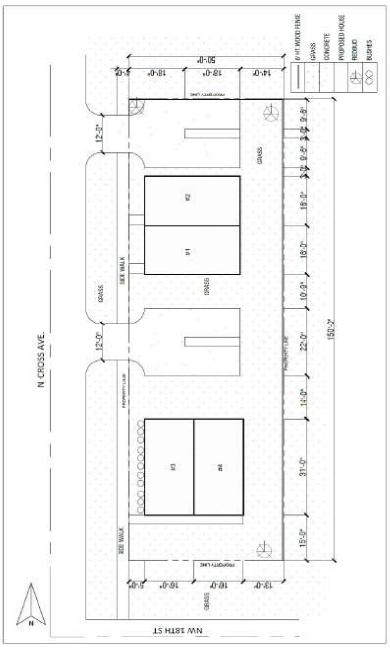
Name	Signature	Address	Lot, Block, Addition (if known)
Maria Mancebo	*(see signature letter)*	2307 NW 18th	Aurora Addition, Block 013, Lot 004
Eric Chase	*(see signature letter)*	2301 NW 19th	AURORA ADDITION Block 012 Lot 004
Stacy Chase	*(see signature letter)*	2301 NW 19th	AURORA ADDITION Block 012 Lot 004
Kalei Cypert	*(see signature letter)*	2329 NW 17th	Aurora Addition, Block 018, Lot 006
Brittney Eck	*(see signature letter)*	2306 NW 18th	Kelso Sub Aurora, Block 018 Lot 004&5
Jon Helton	*(see signature letter)*	2350 NW 18th	Aurora Addition, Block 017, Lot 001
Riley Fielder	*(see signature letter)*	2338 NW 18th	Aurora Addition, Block 017, Lot 002
Ubaldo Alaonopez	*(see signature letter)*	2345 NW 17th	Aurora Addition, Block 017, Lot 003
Cynthia Pryor	*(see signature letter)*	2400 NW 19th	AURORA ADDITION Block 015 Lot 003
Andrea St Clair	*(see signature letter)*	2325 NW 19th	AURORA ADDITION Block 012 Lot 000
Daniel St. Clair	*(see signature letter)*	2325 NW 19th	AURORA ADDITION Block 012 Lot 000
Andrea Bonilla	*(see signature letter)*	2307 NW 19th	AURORA ADDITION Block 012 Lot 004
Dillon Freeman	*(see signature letter)*	2304 NW 19th	AURORA ADDITION Block 013 Lot 003
Melanie Alexander	*(see signature letter)*	2326 NW 19th	AURORA ADDITION Block 013 Lot 001
Scott Barrett	*(see signature letter)*	2319 NW 19th	AURORA ADDITION Block 012 Lot 000
Jan Quayle	*(see signature letter)*	2319 NW 19th	AURORA ADDITION Block 012 Lot 000
Vannia Gomez	*(see signature letter)*	2315 NW 19th	AURORA ADDITION Block 012 Lot 005
Steven Stealey	*(see signature letter)*	1717 N Billen Ave	Aurora Addition Block 021 lot 003
Shelbie Marks	(*see signature letter)*	2328 NW 17th St	Aurora Addition Block 019, Lot 001
Francoise Bigot, HIGH MESA LLC	(*see signature letter)*	2417 NW 22nd St	Yeokums Sub Aurora Block 003, Lot 000
Francoise Bigot, HIGH MESA LLC	(*see signature letter)*	2416 NW 19th	Aurora Addition Block 015, Lot 002
Chirstopher Henslee	(*see signature letter)*	2422 NW 19th	Aurora Addition Block 015, Lot 002
Cristian De Luna	(*see signature letter)*	2312 N Cross Ave	Daughtery Sub Aurora Block 001, Lot 015

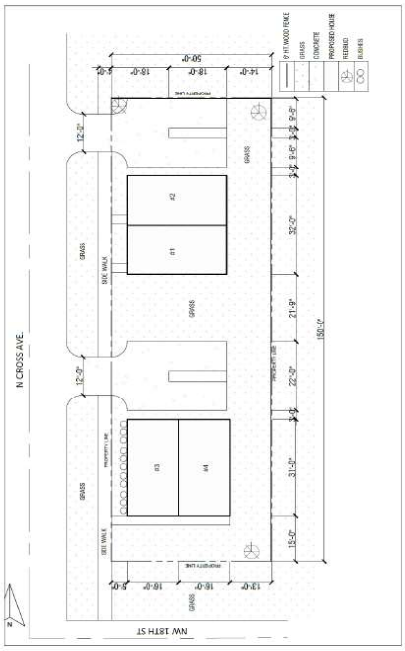
Appendix B: ANA Canvassing Documentation

This handout was created to inform neighbors about the proposed project and encouraged staying up to date with changes and progress via the OKC PrimeGov Portal.

SPUD 1798 Snapshot

Site Plans:





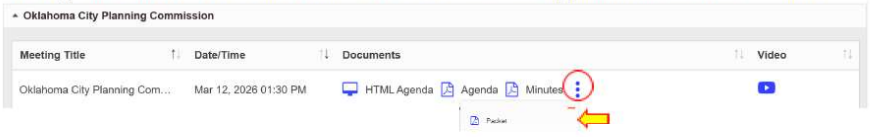
Renderings (*note these images are "inspirational" and do not necessarily reflect the final proposed project):





How to find more information:

Search - PrimeGov Portal- https://okc.primegov.com/public/portal
Find full application by searching for OKC Planning Commission Meeting > March 12 > selecting the three dots under the 'documents' column > selecting 'Packet' to download > find Item No. 6 for SPUD 1798 detailed application and attached documents.



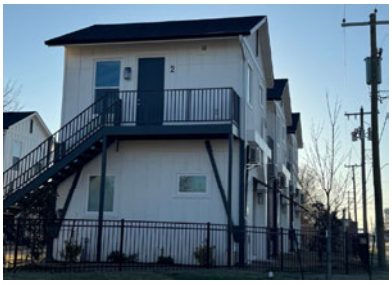
Appendix C: Applicant Provided Samples of New Design Rendering

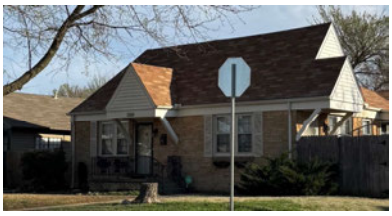
The following screen shots were provided by the applicant via email to ANA leadership on March 27, 2026. These were not included while canvassing because we received them after handouts were created and printed on March 21, 2026. Moreover, the MDS remains unchanged, despite update to renderings.





Appendix D: Submission of Photos for Reference of Historic Overhangs and Pitches within ANA Boundaries (exception is first two images are of prefabricated homes in Stockyards District)




Appendix E: Submission of Photos for Reference of Neighborhood Character

Duplexes at corner of NW 18th and N Youngs Blvd:

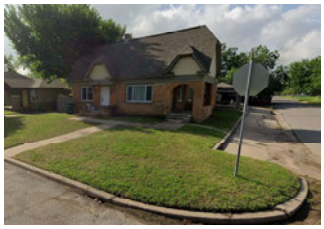




Duplex at corner of NW 18th and N Cross Ave:



Duplex at corner of NW 19th and N Cross Ave:



Duplex at corner of NW 17th and N Youngs Blvd:



Duplex/townhomes on corner of NW 16th and N. Billen Ave:



To: City of Oklahoma City Planning Commission

RE: SPUD-1798 Letter #5 re: Requesting Revision to Rezoning Plan

Dear Members of the Planning Commission,

On behalf of the Aurora Neighborhood Association (ANA), we are writing in response to the rezoning plan for the subject property at 2331 NW 18th St, to request additional revisions to the written language of the SPUD before approval. Over the past several months, ANA has made great strides to collect feedback and neighborhood input on aligning this new development in proportion with existing residential uses and respect the scale, form and use of adjacent properties in this 120-year-old neighborhood. Our concern is not growth itself, but whether this particular proposal is the right fit for this site and this neighborhood.

While meeting with the applicant on March 24th, we were informed that the plans as presented in the March 12 OKC Planning Commission meeting would be completely revised. Because those plans were not ready ahead of the April 09 planning commission meeting, there was mutual agreement to continue the item another two weeks. ANA remained communicative and patient throughout this period. The updated MDS and site plans, reflecting an entirely new concept and new code references, were provided to us only two days before letters to the Commission were due. This timeline made it impossible to gather meaningful additional neighborhood input, and unfortunately, many previously raised concerns remain unaddressed and request for changes to written language have not been incorporated. ANA will reach out to the applicant before the next meeting to seek further clarification and detail for the final project.

Moreover, we want to emphasize this lot is not vacant and therefore does not meet the criteria for priority infill development as defined by the Urban Medium Comprehensive Plan Use Typology Area. The concern is not with growth itself, but whether this particular request represents the right kind of growth for this location. ANA continues to believe that development under R-2 base zoning is reasonable and appropriate for this site, as well as asking for pitched roofs, a porch or stoop, maximum height of 28ft, screening, and 40% usable space, all in line with existing character of the neighborhood. We continue to have concerns about further lot splitting, traffic and parking congestion, area flooding, impact on adjacent homeowners, and community cohesion.

The proposed SPUD relies on a MDS that is overly broad and lacks clear, enforceable limitations. Further clarification and detail in the written language of the MDS are necessary to ensure that this SPUD, and any future development on the property, aligns with both the existing and historic character of the neighborhood while maintaining the quality of life for current and future residents. SPUD zoning should provide specific development standards and protections so surrounding property owners understand exactly what may be built. Broad language creates uncertainty and allows future changes that may exceed what neighbors reasonably expect today. For these reasons, we respectfully request that the Planning Commission adopt additional technical revisions consistent with ANA's proposals before granting approval.

Thank you for your time and consideration.

Sincerely,

Maria Mancebo
Leadership Team
Aurora Neighborhood Association
[redacted]

To: City of Oklahoma City Planning Commission

RE: SPUD-1798 Letter

Dear Members of the Planning Commission,

Dear Members of the Oklahoma City Planning Commission,

My name is Andrea St. Clair, and I live one block from the property at 2331 NW 18th Street. I am writing to express my concerns regarding the proposed rezoning and redevelopment of this property.

First, I want to state that I support the letter submitted by the Aurora Neighborhood Association and the revisions they have proposed to the SPUD language. I appreciate the effort our neighborhood leadership has put into offering constructive recommendations that would help ensure any development on this site is compatible with the surrounding homes.

As a nearby homeowner, I am particularly concerned about the proposed demolition of an existing house in order to construct two duplex buildings on this lot. This property is not vacant, and the proposal is not a rehabilitation or adaptive reuse of an existing structure. It is a teardown that would replace a single home with a significantly denser development.

Aurora is a historic neighborhood made up primarily of single-family homes with a consistent architectural scale and character. Many residents, including my family, have invested significant time and resources into restoring and maintaining these homes. The stability and historic nature of the neighborhood are a large part of why people choose to live and invest here.

Allowing the demolition of an existing home to build multiple duplex units raises concerns not only about this particular property, but about the precedent it may set for future redevelopment in the neighborhood. Incremental changes like this can gradually alter the density and character of historic areas in ways that are difficult to reverse.

I am also concerned about how this type of development may impact nearby property values. Homeowners in this area have made long-term investments based on the existing character and scale of the neighborhood. When zoning changes allow for higher-density developments that are inconsistent with surrounding homes, it can create uncertainty about the future trajectory of the neighborhood and the value of those investments.

I am not opposed to thoughtful investment or development in Aurora. In fact, I believe responsible development can strengthen our neighborhood. But it is important that projects like this respect the scale, architecture, and historic context of the surrounding homes.

For these reasons, I strongly encourage the Planning Commission to incorporate the revisions proposed by the Aurora Neighborhood Association into the SPUD language and to carefully consider whether this level of density is appropriate for this particular site.

Thank you for your time and for considering the perspective of the residents who live in this neighborhood.

Sincerely,

Andrea St. Clair



Aurora Neighborhood Resident

SUPPORT LETTER
In Support of SPUD-1798 – Rezoning Request
Aurora Addition 013 006 W50FT

Date: 1-12-2026

To:
Board of Adjustment / Planning Commission
City of Oklahoma City

Re: Support for SPUD-1798 – Rezoning Request
Property Address: 2331 NW 18th St, Oklahoma City, OK 73107
Exhibit A: Legal Description (attached)

Dear Members of the Board / Planning Commission,

I am writing this letter in support of SPUD-1798, a rezoning request affecting the property located at 2331 NW 18th St, Oklahoma City, OK 73107, legally described in Exhibit A.

The subject property is currently under contract with DNA Holdings, with the intent to assign ownership upon closing. The rezoning application and SPUD proposal have been prepared and submitted by Abraham Santana for consideration at the January 15 hearing. The current property owner of record is Kathryn Leslie Corley.

The proposed development consists of four (4) two-story townhomes, designed with two (2) off-street parking spaces per unit, consistent with City standards and the submitted site plans. The requested increase in density allows for a more efficient use of the property while remaining compatible with the surrounding urban context.

Public Benefit and Planning Rationale

Oklahoma City continues to experience rising housing costs driven by limited housing supply, increasing construction costs, and steady population growth. Smaller-scale infill developments such as this project play a critical role in addressing these challenges by providing additional housing options without overburdening public infrastructure.

The proposed SPUD supports the City's housing goals by increasing housing supply in an established area already served by streets, utilities, and public services; encouraging efficient land use through thoughtful infill development rather than outward expansion; and advancing

attainable housing objectives by delivering modestly sized, well-designed townhomes that help bridge the gap between single-family homes and higher-cost multifamily projects.

Incremental density of this nature helps stabilize housing prices over time by expanding supply while maintaining neighborhood scale and character. The proposed townhomes are designed to be compatible with the surrounding area and provide functional, off-street parking, reducing impacts to nearby properties.

The SPUD framework allows for flexibility in design and layout while ensuring responsible development standards are met. Overall, this project represents a balanced approach to growth that aligns with Oklahoma City's long-term planning objectives and housing needs.

For these reasons, I respectfully request approval of SPUD-1798.

Sincerely,

Name: Nico Castillo
Signature: _____ (Digital Signature)
Address: 3311 NW 13th St. OKC 73107
Date: 1-12-2026
Phone: 405-361-9000

SUPPORT LETTER
In Support of SPUD-1798 – Rezoning Request
Aurora Addition 013 006 W50FT

Date: 1-12-26

To:
Board of Adjustment / Planning Commission
City of Oklahoma City

Re: Support for SPUD-1798 – Rezoning Request
Property Address: 2331 NW 18th St, Oklahoma City, OK 73107
Exhibit A: Legal Description (attached)

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The proposed development consists of four (4) two-story townhomes, designed with two (2) off-street parking spaces per unit, consistent with City standards and the submitted site plans. The requested increase in density allows for a more efficient use of the property while remaining compatible with the surrounding urban context.

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Incremental density of this nature helps stabilize housing prices over time by expanding supply while maintaining neighborhood scale and character. The proposed townhomes are designed to be compatible with the surrounding area and provide functional, off-street parking, reducing impacts to nearby properties.

The SPUD framework allows for flexibility in design and layout while ensuring responsible development standards are met. Overall, this project represents a balanced approach to growth that aligns with Oklahoma City's long-term planning objectives and housing needs.

For these reasons, I respectfully request approval of SPUD-1798.

Sincerely,

Name: IVAN POWELL
Signature: Ivan Powell (Digital Signature)
Address: 2322 N.W. 18th, OKC, OK. 73107
Date: 01-12-26
Phone: 405-394-5328

SUPPORT LETTER
In Support of SPUD-1798 – Rezoning Request
Aurora Addition 013 006 W50FT

Date: 1-12-2026

To:
Board of Adjustment / Planning Commission
City of Oklahoma City

Re: Support for SPUD-1798 – Rezoning Request
Property Address: 2331 NW 18th St, Oklahoma City, OK 73107
Exhibit A: Legal Description (attached)

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The proposed development consists of four (4) two-story townhomes, designed with two (2) off-street parking spaces per unit, consistent with City standards and the submitted site plans. The requested increase in density allows for a more efficient use of the property while remaining compatible with the surrounding urban context.

Public Benefit and Planning Rationale

Oklahoma City continues to experience rising housing costs driven by limited housing supply, increasing construction costs, and steady population growth. Smaller-scale infill developments such as this project play a critical role in addressing these challenges by providing additional housing options without overburdening public infrastructure.

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Incremental density of this nature helps stabilize housing prices over time by expanding supply while maintaining neighborhood scale and character. The proposed townhomes are designed to be compatible with the surrounding area and provide functional, off-street parking, reducing impacts to nearby properties.

The SPUD framework allows for flexibility in design and layout while ensuring responsible development standards are met. Overall, this project represents a balanced approach to growth that aligns with Oklahoma City's long-term planning objectives and housing needs.

For these reasons, I respectfully request approval of SPUD-1798.

Sincerely,

Name: Kalei Cypert
Signature: Kalei Cypert (Digital Signature)
Address: 2329 NW 17th St
Date: 1/12/26
Phone: 580-399-9642

SUPPORT LETTER
In Support of SPUD-1798 – Rezoning Request
Aurora Addition 013 006 W50FT

Date: 01-12-26

To:
Board of Adjustment / Planning Commission
City of Oklahoma City

Re: Support for SPUD-1798 – Rezoning Request
Property Address: 2331 NW 18th St, Oklahoma City, OK 73107
Exhibit A: Legal Description (attached)

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The proposed development consists of four (4) two-story townhomes, designed with two (2) off-street parking spaces per unit, consistent with City standards and the submitted site plans. The requested increase in density allows for a more efficient use of the property while remaining compatible with the surrounding urban context.

Public Benefit and Planning Rationale

Oklahoma City continues to experience rising housing costs driven by limited housing supply, increasing construction costs, and steady population growth. Smaller-scale infill developments such as this project play a critical role in addressing these challenges by providing additional housing options without overburdening public infrastructure.

The proposed SPUD supports the City's housing goals by increasing housing supply in an established area already served by streets, utilities, and public services; encouraging efficient land use through thoughtful infill development rather than outward expansion; and advancing

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Incremental density of this nature helps stabilize housing prices over time by expanding supply while maintaining neighborhood scale and character. The proposed townhomes are designed to be compatible with the surrounding area and provide functional, off-street parking, reducing impacts to nearby properties.

The SPUD framework allows for flexibility in design and layout while ensuring responsible development standards are met. Overall, this project represents a balanced approach to growth that aligns with Oklahoma City's long-term planning objectives and housing needs.

For these reasons, I respectfully request approval of SPUD-1798.

Sincerely,

Name: Mario López

Signature: _____ (Digital Signature)

Address: 2342 NW 18st Oklahoma City

Date: 1-12-26

Phone: 405 765 3474

SUPPORT LETTER
In Support of SPUD-1798 – Rezoning Request
Aurora Addition 013 006 W50FT

Date: 12 JAN 2026

To:
Board of Adjustment / Planning Commission
City of Oklahoma City

Re: Support for SPUD-1798 – Rezoning Request
Property Address: 2331 NW 18th St, Oklahoma City, OK 73107
Exhibit A: Legal Description (attached)

Dear Members of the Board / Planning Commission,

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The subject property is currently under contract with DNA Holdings, with the intent to assign ownership upon closing. The rezoning application and SPUD proposal have been prepared and submitted by Abraham Santana for consideration at the January 15 hearing. The current property owner of record is Kathryn Leslie Corley.

The proposed development consists of four (4) two-story townhomes, designed with two (2) off-street parking spaces per unit, consistent with City standards and the submitted site plans. The requested increase in density allows for a more efficient use of the property while remaining compatible with the surrounding urban context.

Public Benefit and Planning Rationale

Oklahoma City continues to experience rising housing costs driven by limited housing supply, increasing construction costs, and steady population growth. Smaller-scale infill developments such as this project play a critical role in addressing these challenges by providing additional housing options without overburdening public infrastructure.

The proposed SPUD supports the City's housing goals by increasing housing supply in an established area already served by streets, utilities, and public services; encouraging efficient land use through thoughtful infill development rather than outward expansion; and advancing

attainable housing objectives by delivering modestly sized, well-designed townhomes that help bridge the gap between single-family homes and higher-cost multifamily projects.

Incremental density of this nature helps stabilize housing prices over time by expanding supply while maintaining neighborhood scale and character. The proposed townhomes are designed to be compatible with the surrounding area and provide functional, off-street parking, reducing impacts to nearby properties.

The SPUD framework allows for flexibility in design and layout while ensuring responsible development standards are met. Overall, this project represents a balanced approach to growth that aligns with Oklahoma City's long-term planning objectives and housing needs.

For these reasons, I respectfully request approval of SPUD-1798.

Sincerely,

Name: WILLIAM F FERRELL
Signature: [signature] (Digital Signature)
Address: 1815 N CROSS AVE
Date: 12 JAN 2024
Phone: 405 802 3177

Support for Responsible Redevelopment – 2331 NW 18th St

Dear Neighbor,

The property located at 2331 NW 18th Street in the Aurora Addition is currently under contract with DNA Holdings, LLC. After evaluating the existing structure—originally constructed in 1927 and modified over the decades—it has become clear that the home is in substantial disrepair and requires extensive structural, mechanical, and foundational rehabilitation.

After careful consideration, the property owner faced a difficult decision: sell the property "as-is" to an unknown buyer—potentially resulting in absentee ownership or negligent management—or move forward with a responsible redevelopment plan that contributes positively to the neighborhood.

The decision was made to pursue thoughtful redevelopment under SPUD-1798. The proposal has been revised in coordination with City Planning staff and includes defined setbacks, required landscaping, off-street parking, architectural material standards (minimum 70% masonry/brick/stucco/wood), drainage compliance, and required sidewalks. These elements are designed to ensure compatibility with surrounding homes and long-term neighborhood stability.

The intent is not to disrupt Aurora's character, but to prevent further deterioration of a distressed property and reinvest into the community in a responsible and compliant manner.

If you support responsible redevelopment of 2331 NW 18th Street under SPUD-1798, we respectfully ask for your signature below.

Name	Address	Signature	Date
[illegible] FARRELL	1815 N. CROSS 73107	[signature]	08 MAR. '26
[illegible]	2341 NW 17th	[signature]	3-8-26
[illegible] Michael Bivens	2nd & Main St	[signature]	3/8/26
Kimberly Corley	2331 NW 18th St	[signature]	3.8.26

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If you support responsible redevelopment of 2331 NW 18th Street under SPUD-1798, we respectfully ask for your signature below.

Name	Address	Signature	Date
Jesus Bustos	2416 NW 17th	Jesus Bustos	2/25/2026
MOISES MORENO	2833 N.W 33RD		3/2/2026
Matthew Grant	2417 NW 18th		3/2/2026
Tristyn Trusell	2417 NW 18th		3/2/26

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If you support responsible redevelopment of 2331 NW 18th Street under SPUD-1798, we respectfully ask for your signature below.

Name	Address	Signature	Date
Matthew Trayvick	2317 NW 18th St		3-7-2026
Walter Green	2413 NW 18 St		3-7-2026
Kiley Fuller	2338 NW 18th		3-7-2026
Andrea Gutierrez	2330 NW 18th		3-7-2026

16th and Youngs



NW 18th St and Youngs



1811 N Youngs (Flat Roof)



2124 NW 17th St



1717 NW 17th St

