



**Del City Economic Development Authority
Development Incentive**



1225/1301/1315 S. Sooner Road, Del City, OK 73115

Issued: 07/13/2023

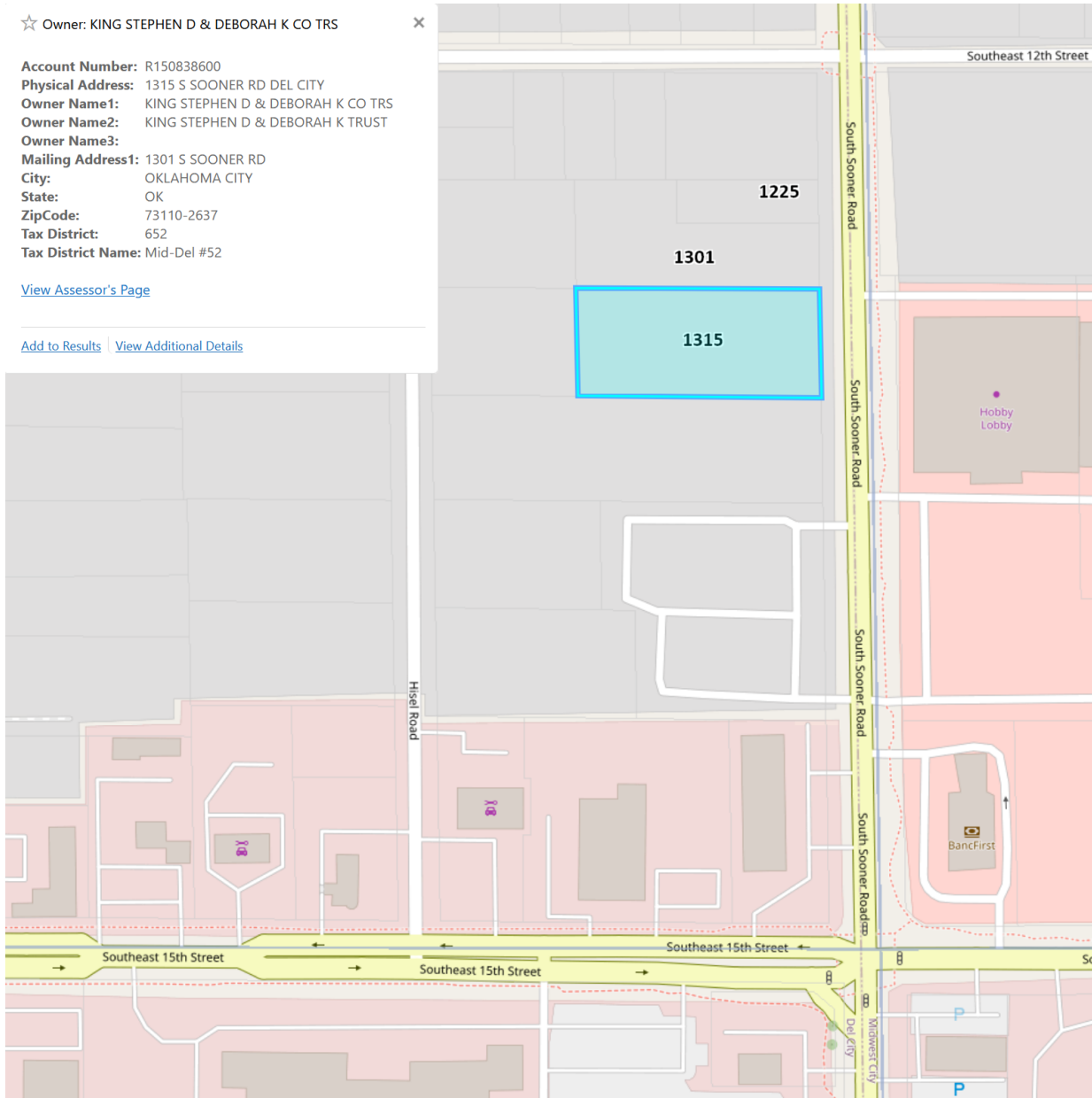
Oklahoma County Assessor Map

☆ Owner: KING STEPHEN D & DEBORAH K CO TRS

Account Number: R150838600
Physical Address: 1315 S SOONER RD DEL CITY
Owner Name1: KING STEPHEN D & DEBORAH K CO TRS
Owner Name2: KING STEPHEN D & DEBORAH K TRUST
Owner Name3:
Mailing Address1: 1301 S SOONER RD
City: OKLAHOMA CITY
State: OK
ZipCode: 73110-2637
Tax District: 652
Tax District Name: Mid-Del #52

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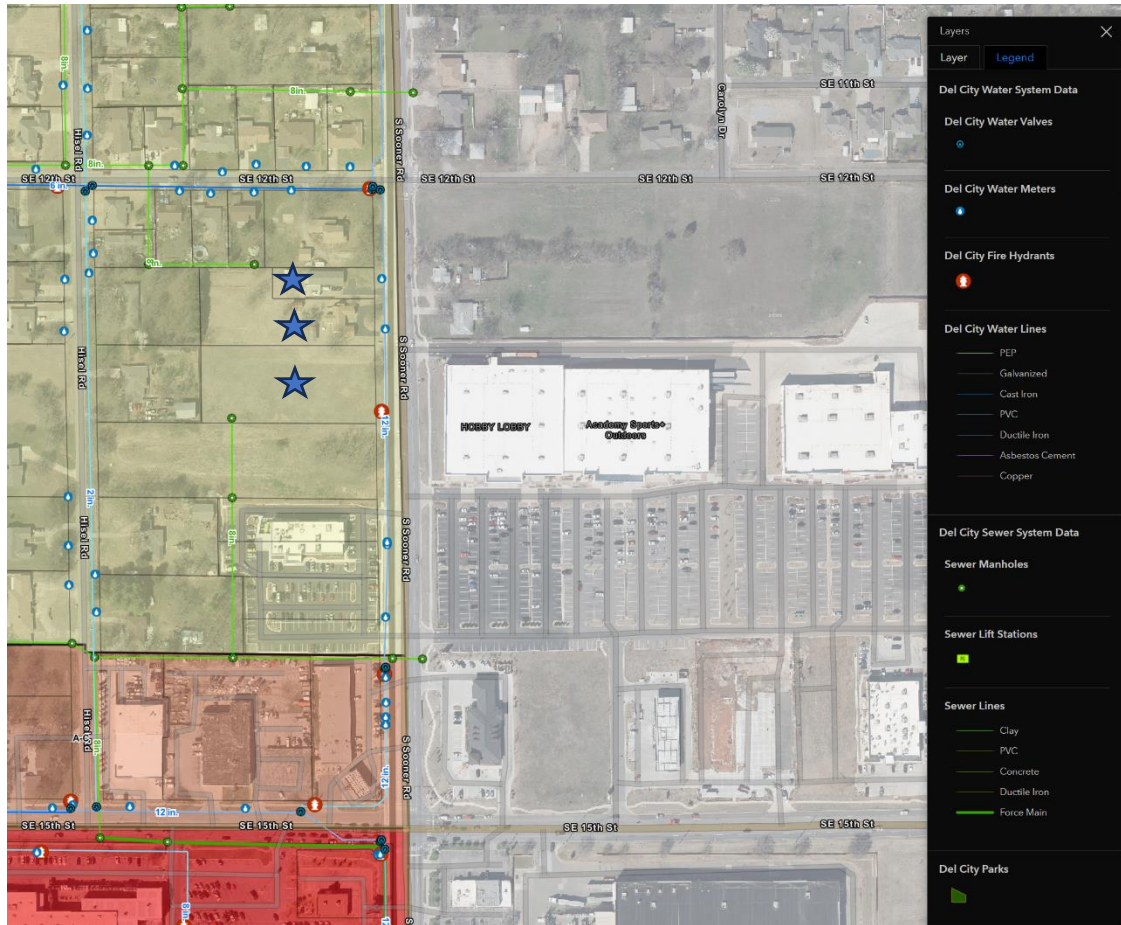
County Assessor Link:

<https://docs.oklahomacounty.org/AssessorWP5/AN-R.asp?PropertyID=18623>

<https://docs.oklahomacounty.org/AssessorWP5/AN-R.asp?PropertyID=18595>

<https://docs.oklahomacounty.org/AssessorWP5/AN-R.asp?PropertyID=18596>

City of Del City: GIS Map (Utility + Floodplain)



City Planning Information:

- Zoning District: Residential (R1D) / Future: Arterial-Commercial (A-C)
- Height Restriction: Yes, if the proposed building site is within 150 feet of residential.
- Setbacks: 25-feet on all sides of the property.
- Floodplain: No requirements / Not within floodplain.
- Drainage: Engineered drainage plans required due to size of parcel.

Sales Tax Incentive: The City of Del City has determined that a retail establishment (full-service restaurant, quick-service restaurant, or single / multi-tenant new merchandise) is the highest and best use of this property and is interested in incentivizing owners / developers to locate to this area. The following incentives will be offered for a sales tax producing retail establishment that locates on this property and completes a pre-development meeting with the Del City Economic Development Authority prior to the completion of the property sale.

- Waive any Planning and Zoning Permit Fees for businesses that are members of the Del City Chamber of Commerce. [Proof of Good Standing Membership with the DC Chamber is required in the form of a formal document].
- Host a Grand Opening Celebration, in conjunction with the Del City Chamber of Commerce, which includes appropriate acknowledgements in the form of marketing projects to be provided by the grand opening date. [Proof of Good Standing Membership with the DC Chamber is required in the form of a formal document].
- Reimbursement to the owner / developer for the costs associated with razing and removing the previous structure(s).
- Enter a Conditional Development Agreement with the owner / developer to provide a payment from the City in the amount of certain City Sales Tax funds collected within a 24-month period for the business, beginning with the grand opening date. Payment would be made within 15 and 30 months of the business opening if the provisions of the agreement are fulfilled by the business.

Alternate Options: Consideration of incentives may be given to sales tax producing retail establishments that are interested in developing adjoining properties in conjunction with this development. Please contact the City of Del City's Economic Development office for more information.

Questions:

JD Hock
City Manager

☎ [\(405\) 670-7301](tel:(405)670-7301)

📱 [\(405\) 996-8054](tel:(405)996-8054)

Heather Tisdell
Executive Secretary

✉ JHock@cityofdelcity.org

📍 [3701 SE 15th St. Del City, OK 73115](https://www.google.com/maps/place/3701+SE+15th+St,+Del+City,+OK+73115)

