



**The City of Oklahoma City**  
**Planning Department, Subdivision and Zoning**  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR SPUD ReZONING

**Simplified Planned Unit Development District**

1800 NW 12th Street

Project Name

1800 NW 12th Street

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

To develop 3 residential buildings

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD 1635

File Date: 5-2-24

Ward No.: W6

Nbhd. Assoc.: Classen Ten-Penn

School District: OKC

Extg Zoning: R-2

Overlay:

0.16 Acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

**Property Owner Information (if other than Applicant):**

OMEGA INVESTMENTS, LLC

Name

20 NW 13th St., Unit 200

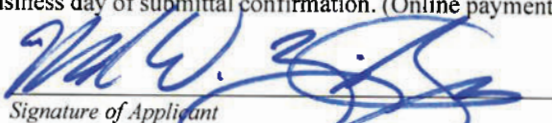
Mailing Address

Oklahoma City, OK, 73103

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



## WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2302355  
American Security Title Insurance Company

### Know All Men by These Presents:

THAT, Paratus Properties, LLC and Tipton Properties, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Omega Investments, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots One (1) and Two (2), in Block Four (4), of CLASSEN'S CREAM RIDGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 062861150

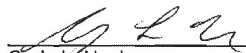
Grantee's Mailing Address: 1720 N. Shartel Avenue, Suite C, Oklahoma City, OK 73103

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


TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 21st day of April, 2023.

PARATUS PROPERTIES, LLC

  
Cody L. Hash  
Manager

TIPTON PROPERTIES, LLC

  
Matthew James Tipton  
Manager

2302355  
Doc Stamps: \$\* 205.50  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 21st day of April, 2023, personally appeared, Cody Hash, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager of Paratus Properties, LLC and Matthew James Tipton to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager of Tipton Properties, LLC and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

  
Lyndsey Gibson  
Commission Expires: \_\_\_\_\_

RETURN TO:  
The Oklahoma City Abstract & Title Co.  
1300 W. 15th Street  
Edmond, OK 73013  
File # 2302355



#### LEGAL DESCRIPTION

Lots One (1) and Two (2), in Block Four (4), of CLASSEN'S CREAM RIDGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 15441, Page 1722, Oklahoma County, Oklahoma.

**OMEGA INVESTMENTS, LLC**  
**20 NW 13<sup>th</sup> St, Unit 200**  
**Oklahoma City, OK, 73103**  
**PH: ( )**

March 22, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this SPUD application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

Nathan Cao / OWNER

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:4312 003/PUD

May 1, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: 1800 NW 12<sup>th</sup> Street: SPUD Submittal**

Dear Ms. Welch:

On behalf of our client, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1800 NW 12<sup>th</sup> Street in Northwest Oklahoma City. The subject site is currently zoned R-2, "Medium-Low Density Residential". The proposed SPUD has a base zoning of R-1, "Single-Family Residential" and is seeking to allow for live/work units on the site. This low-impact development will provide a new and diverse use to the area and the project's occupants.

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

- Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **June 13, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



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

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[5801 000 / PUD]



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

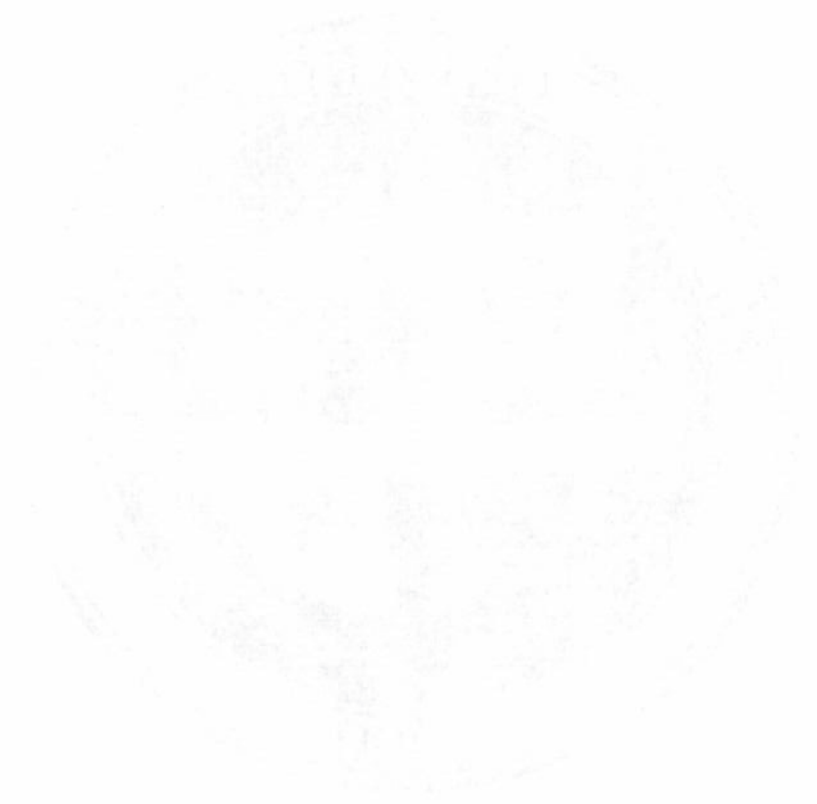
This Official Report is for Account Number **R062861150** and is a **300-foot** radius from the outside of the polygon.

**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. }

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 30000 Pedlar Pct

filed in the office of the County Assessor  
on the 1 day of May, 2024

Given under my hand and official seal this  
1 day of May, 2024

County Assessor  
[Signature] Deputy





Oklahoma County Assessor's  
300ft Radius Report  
5/1/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R062864950	CANDOR HOMES LLC	No Data	No Data	407 W COVELL RD, Unit 30362	EDMOND	OK	73003	CLASSENS CREAM RIDGE		7 0	CLASSENS CREAM RIDGE 007 000 LOTS 11 & 12	1820 NW 11TH ST OKLAHOMA CITY
R062864900	BENAVIDES JOSE E TORRES	No Data	No Data	1142 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-2212	CLASSENS CREAM RIDGE		7 0	CLASSENS CREAM RIDGE 007 000 LOTS 9 & 10	1816 NW 11TH ST OKLAHOMA CITY
R062864850	DRANNIK PROPERTIES LLC	No Data	No Data	1149 E BROOKS ST	NORMAN	OK	73071-3434	CLASSENS CREAM RIDGE		7 0	CLASSENS CREAM RIDGE 007 000 LOTS 7 & 8	1812 NW 11TH ST OKLAHOMA CITY
R062864800	NEW FRONTIER REALTY LLC	No Data	No Data	415 NE 1ST ST	OKLAHOMA CITY	OK	73104-4016	CLASSENS CREAM RIDGE		7 0	CLASSENS CREAM RIDGE 007 000 LOTS 5 & 6	1810 NW 11TH ST OKLAHOMA CITY
R062864750	F5 INVESTMENTS LLC	No Data	No Data	2713 SW 111TH ST	OKLAHOMA CITY	OK	73170	CLASSENS CREAM RIDGE		7 0	CLASSENS CREAM RIDGE 007 000 LOTS 3 & 4	1804 NW 11TH ST OKLAHOMA CITY
R062864700	NUTCRACKER INVESTMENTS LLC	No Data	No Data	625 NW 19TH ST	OKLAHOMA CITY	OK	73103-1828	CLASSENS CREAM RIDGE		7 0	CLASSENS CREAM RIDGE 007 000 LOTS 1 & 2	1800 NW 11TH ST OKLAHOMA CITY
R062863650	FLYNT DEVELOPMENT LLC	No Data	No Data	219 NW 84TH ST	OKLAHOMA CITY	OK	73114	CLASSENS CREAM RIDGE		6 0	CLASSENS CREAM RIDGE 006 000 N100FT OF LOTS 7 & 8	1740 NW 11TH ST OKLAHOMA CITY
R062863600	GOMEZ MARY ELIZABETH EMERSON	TORRES RODRIGO GOMEZ	No Data	1736 NW 11TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE		6 0	CLASSENS CREAM RIDGE 006 000 LOTS 5 & 6	1736 NW 11TH ST OKLAHOMA CITY
R062863550	LAGUNA CENTENO	LAGUNA MARTHA A	LAGUNA KEVEN	7008 SW 134TH ST	OKLAHOMA CITY	OK	73173	CLASSENS CREAM RIDGE		6 0	CLASSENS CREAM RIDGE 006 000 LOTS 3 & 4	1732 NW 11TH ST OKLAHOMA CITY
R062862550	RIO MARCELINO	No Data	No Data	1741 NW 11TH ST	OKLAHOMA CITY	OK	73106-2203	CLASSENS CREAM RIDGE		5 0	CLASSENS CREAM RIDGE 005 000 S77FT OF LOTS 9 & 10	1741 NW 11TH ST OKLAHOMA CITY
R062861500	THE QUEENS SWANS LLC	No Data	No Data	PO BOX 76242	OKLAHOMA CITY	OK	73147-2262	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 15 & 16	1828 NW 12TH ST OKLAHOMA CITY
R062861450	B&F REALTY LLC	No Data	No Data	7240 NW 129TH ST	OKLAHOMA CITY	OK	73142	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 13 & 14	1824 NW 12TH ST OKLAHOMA CITY
R062861400	B&F REALTY LLC	No Data	No Data	7240 NW 129TH ST	OKLAHOMA CITY	OK	73142	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 11 & 12	1820 NW 12TH ST OKLAHOMA CITY
R062862500	RBJS HOLDINGS LLC	No Data	No Data	110 WETTAW LN, Unit 207	NORTH PALM BEACH	FL	33408	CLASSENS CREAM RIDGE		5 0	CLASSENS CREAM RIDGE 005 000 LOTS 7 & 8	1740 NW 12TH ST OKLAHOMA CITY
R062861350	NGUYEN THI V & WHUNG TT	No Data	No Data	1818 NW 12TH ST	OKLAHOMA CITY	OK	73106-2210	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 9 & 10	1818 NW 12TH ST OKLAHOMA CITY
R062861300	MARTINEZ RAFAEL	MARTINEZ MARINA	No Data	1812 NW 12TH ST	OKLAHOMA CITY	OK	73106-2210	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 7 & 8	1812 NW 12TH ST OKLAHOMA CITY
R062862450	WARRIOR HOLDINGS LLC	No Data	No Data	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	CLASSENS CREAM RIDGE		5 0	CLASSENS CREAM RIDGE 005 000 LOTS 5 & 6	1738 NW 12TH ST OKLAHOMA CITY
R062861250	WARRIOR HOLDINGS LLC	No Data	No Data	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 5 & 6	1808 NW 12TH ST OKLAHOMA CITY
R062862400	MONTEREY PROPERTIES LLC	No Data	No Data	6922 AVONDALE CT	NICHOLS HILLS	OK	73116	CLASSENS CREAM RIDGE		5 0	CLASSENS CREAM RIDGE 005 000 LOTS 3 & 4	1732 NW 12TH ST OKLAHOMA CITY
R062861200	MARTINEZ RUBEN & VIVIAN	No Data	No Data	1804 NW 12TH ST	OKLAHOMA CITY	OK	73106-2210	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 3 & 4	1804 NW 12TH ST OKLAHOMA CITY
R062862350	PEREZ JOSE R & JUANITA ANN	No Data	No Data	1730 NW 12TH ST	OKLAHOMA CITY	OK	73106-2263	CLASSENS CREAM RIDGE		5 0	CLASSENS CREAM RIDGE 005 000 LOTS 1 & 2	1730 NW 12TH ST OKLAHOMA CITY
R062861150	OMEGA INVESTMENTS LLC	No Data	No Data	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	CLASSENS CREAM RIDGE		4 0	CLASSENS CREAM RIDGE 004 000 LOTS 1 & 2	1800 NW 12TH ST OKLAHOMA CITY

**Oklahoma County Assessor's  
300ft Radius Report  
5/1/2024**

R062863350	PEREZ JOSE	PEREZ JUANITA	No Data	1730 NW 12TH ST	OKLAHOMA CITY	OK	73106-2263	CLASSENS CREAM RIDGE	5	0	CLASSENS CREAM RIDGE 005 000 LOTS 43 & 44	1724 NW 12TH ST OKLAHOMA CITY
R062860100	RANDLE TAYLOR	No Data	No Data	1749 NW 12TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	1	0	CLASSENS CREAM RIDGE 001 000 LOT 1 & W15FT OF LOT 2	1749 NW 12TH ST OKLAHOMA CITY
R062860150	PEREZ JAIME	No Data	No Data	1700 NW 11TH ST	OKLAHOMA CITY	OK	73106-2204	CLASSENS CREAM RIDGE	1	0	CLASSENS CREAM RIDGE 001 000 E10FT OF LOT 2 & ALL OF LOT 3	1745 NW 12TH ST OKLAHOMA CITY
R062860750	NIGHTINGALE DEREK K & JENNIFER A	No Data	No Data	1301 LOUISE AVE	OKLAHOMA CITY	OK	73160	CLASSENS CREAM RIDGE	3	1	CLASSENS CREAM RIDGE 003 001	1301 N LOUISE OKLAHOMA CITY
R062860200	REAL LIFE PROPERTIES LLC	No Data	No Data	12809 SUTTON HILL RD	OKLAHOMA CITY	OK	73142-6062	CLASSENS CREAM RIDGE	1	0	CLASSENS CREAM RIDGE 001 000 LOTS 4 & 5	1739 NW 12TH ST OKLAHOMA CITY
R062860550	VONGPHAKDY SOUK & KIM	No Data	No Data	1819 NW 12TH ST	OKLAHOMA CITY	OK	73106-2262	CLASSENS CREAM RIDGE	2	5	CLASSENS CREAM RIDGE 002 005	1819 NW 12TH ST OKLAHOMA CITY
R062860500	BARRETT DOUANGSAVANH REV LIVING TRUST	No Data	No Data	11841 NW 7TH ST	YUKON	OK	73099-6556	CLASSENS CREAM RIDGE	2	4	CLASSENS CREAM RIDGE 002 004	1815 NW 12TH ST OKLAHOMA CITY
R062860450	MAXIM INVESTMENTS LLC	No Data	No Data	4809 COLFAX AVE S	MINNEAPOLIS	MN	55419	CLASSENS CREAM RIDGE	2	3	CLASSENS CREAM RIDGE 002 003	1809 NW 12TH ST OKLAHOMA CITY
R062860400	THILL BRANDON	THILL CYNTHIA ANN	No Data	1805 NW 12TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	2	2	CLASSENS CREAM RIDGE 002 002	1805 NW 12TH ST OKLAHOMA CITY
R062860350	SILVA TEODORO ETAL	SILVA WALQUIRIA ZOFANA	No Data	1801 NW 12TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	2	1	CLASSENS CREAM RIDGE 002 001	1801 NW 12TH ST OKLAHOMA CITY
R062860250	CAMDEN CADENCE PROPERTIES LLC	No Data	No Data	3000 W MEMORIAL RD, Unit 123-239	OKLAHOMA CITY	OK	73120	CLASSENS CREAM RIDGE	1	0	CLASSENS CREAM RIDGE 001 000 LOTS 6 & 7	1735 NW 12TH ST OKLAHOMA CITY
R062860300	MULLINS ANDREA LYNN	No Data	No Data	1731 NW 12TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	1	0	CLASSENS CREAM RIDGE 001 000 LOTS 8 & 9	1731 NW 12TH ST OKLAHOMA CITY
R062861950	SOURIGNAVONG BOUAKEO & KHAMSAY	No Data	No Data	1825 NW 11TH ST	OKLAHOMA CITY	OK	73106-2205	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 33 & 34	1829 NW 11TH ST OKLAHOMA CITY
R062862000	SOURIGNAVONG BOUKEO	SOURIGNAVONG KHANSAY	No Data	1825 NW 11TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 35 & 36	1825 NW 11TH ST OKLAHOMA CITY
R062862050	FITTS AARON	EYRE TAEOR	No Data	13022 CENTRAL AVE, Unit 404	HAWTHORNE	CA	90250-5898	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 37 & 38	1823 NW 11TH ST OKLAHOMA CITY
R062862100	NGUYEN TAI XUAN & KHUYEN HONG	No Data	No Data	1817 NW 11TH ST	OKLAHOMA CITY	OK	73106-2205	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 39 & 40	1817 NW 11TH ST OKLAHOMA CITY
R062862150	CORLEY CARLA	No Data	No Data	1815 NW 11TH ST	OKLAHOMA CITY	OK	73106-2205	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 41 & 42	1815 NW 11TH ST OKLAHOMA CITY
R062862200	SCOTT BETHANY N	No Data	No Data	1809 NW 11TH ST	OKLAHOMA CITY	OK	73106-2205	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 43 & 44	1809 NW 11TH ST OKLAHOMA CITY
R062862250	SHADID DEVELOPMENT LLC	No Data	No Data	3812 NW 67TH ST	OKLAHOMA CITY	OK	73116	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 45 & 46	1805 NW 11TH ST OKLAHOMA CITY
R062862300	JOUHARI MOHAMAD MHD ADEL	OTHMAN RANEEN	No Data	12201 MAPLE RIDGE RD	OKLAHOMA CITY	OK	73120	CLASSENS CREAM RIDGE	4	0	CLASSENS CREAM RIDGE 004 000 LOTS 47 & 48	1801 NW 11TH ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
5/1/2024

R062862560	MIKES INVESTMENTS LLC	No Data	No Data	1208 N INDIANA AVE	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	5	0	CLASSENS CREAM RIDGE 005 000 N63FT OF LOTS 9 & 10	1208 N INDIANA AVE OKLAHOMA CITY
R062862600	PANIC PROPERTIES LLC	No Data	No Data	PO BOX 30864	EDMOND	OK	73003-0015	CLASSENS CREAM RIDGE	5	0	CLASSENS CREAM RIDGE 005 000 LOTS 11 & 12	1739 NW 11TH ST OKLAHOMA CITY
R062862650	ROBINSON DYLAN P & RAEGAN E	No Data	No Data	1737 NW 11TH ST	OKLAHOMA CITY	OK	73106	CLASSENS CREAM RIDGE	5	0	CLASSENS CREAM RIDGE 005 000 LOTS 13 & 14	1737 NW 11TH ST OKLAHOMA CITY
R062862700	REZA JESUS M & ALMA R	No Data	No Data	1735 NW 11TH ST	OKLAHOMA CITY	OK	73106-2203	CLASSENS CREAM RIDGE	5	0	CLASSENS CREAM RIDGE 005 000 LOTS 15 & 16	1735 NW 11TH ST OKLAHOMA CITY
R062862750	PEREZ DIANA	PEREZ MA DEL ROSARIO	No Data	1322 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-2216	CLASSENS CREAM RIDGE	5	0	CLASSENS CREAM RIDGE 005 000 LOTS 17 & 18	1725 NW 11TH ST OKLAHOMA CITY
R062860600	CROOKS MICHAEL D & BETTY L	No Data	No Data	1312 LOUISE AVE	OKLAHOMA CITY	OK	73106-2227	CLASSENS CREAM RIDGE	2	0	CLASSENS CREAM RIDGE 002 000 LOT 6 & S18FT OF LOT 7	1312 N LOUISE AVE OKLAHOMA CITY
R062860075	TAL PROPERTIES 1 LLC	No Data	No Data	1312 N INDIANA AVE	OKLAHOMA CITY	OK	73106-2225	CLASSENS CREAM RIDGE	1	0	CLASSENS CREAM RIDGE 001 000 W150FT OF LOTS A & B	1312 N INDIANA AVE OKLAHOMA CITY
R133485700	GATEWOOD MANOR LLC	No Data	No Data	3000 W MEMORIAL RD, Unit 123503	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 29 12N 3W	1	0	UNPLTD PT SEC 29 12N 3W 001 000 PT SW4 SEC 29 12N 3W BEG SE/C OF LOT 9 BLK 1 CLASSENS CREAM RIDGE ADDN TH N204.13FT E125FT S204.06FT W125FT TO BEG	1721 NW 12TH ST OKLAHOMA CITY
R062860700	CARRILLO SANTIAGO	No Data	No Data	1829 NW 13TH ST	OKLAHOMA CITY	OK	73106-2007	CLASSENS CREAM RIDGE	2	0	CLASSENS CREAM RIDGE 002 000 LOTS 8 & 9	1315 N INDIANA AVE OKLAHOMA CITY
R062649540	ADVANTAGE PROPERTY GROUP LLC	No Data	No Data	416 NE 2ND ST	OKLAHOMA CITY	OK	73104	ALEXANDER SUB	0	0	ALEXANDER SUB 000 000 LOT 4 BLK 1 ALEXANDER SUB PLUS N14FT LOT 7 BLK 2 CLASSENS CREAM RIDGE	1316 N LOUISE OKLAHOMA CITY
R062649530	VO JOHNSON	No Data	No Data	11701 COPPER TRAILS LN	OKLAHOMA CITY	OK	73170-4464	ALEXANDER SUB	1	0	ALEXANDER SUB 001 000 S12FT 3IN OF LOT 2 & ALL OF LOT 3	1317 N INDIANA AVE OKLAHOMA CITY
R133486600	OMEGA INVESTMENTS LLC	No Data	No Data	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	UNPLTD PT SEC 29 12N 3W	0	0	UNPLTD PT SEC 29 12N 3W 000 000 PT SW4 SEC 29 12N 3W BEG AT SW/C LOT 24 BLK 11 COLLEGE ADD TH E140FT S77.20FT W140FT N77.20FT TO BEG	1314 N INDIANA AVE OKLAHOMA CITY

# **SPUD-\_\_\_\_\_ MASTER DESIGN STATEMENT**

**1800 NW 12<sup>th</sup> St.**

**May 2, 2024**

*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).*

## **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, which 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-2 "Medium-Low Density Residential District"** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

The following uses shall be the only uses allowed within this SPUD:

- Single Family Residential (8200.14)
- Live/Work Units (8200.4). Small-scale commercial and office work



space uses, primarily used by the residents of the dwelling, shall be permitted within this SPUD on the ground floor of the structure.

- Two-Family Residential (8200.16)
- Community Recreation: Property Owners Association (8250.3)

**3. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**4. Minimum Lot Size:**

2,500 sf

**5. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**6. Minimum Lot Width:**

40 feet

**7. Maximum Building Coverage:**

75%

**8. Maximum Density:**

Three (3) Units, does not include accessory structures.

**9. Building Setback Lines:**

12<sup>th</sup> Street: 15 feet (front porch may encroach 5 feet into setback)

Indiana Ave.: 5 feet

Alley Setback: 5 feet

Setback between subject parcel and adjacent lot (west): 5 feet

Setbacks between internally divided parcels: 0 feet, except as required by building and fire codes.

**9. Sight-proof Screening & Fencing:**

Sight-proof fencing shall not be required for this SPUD.

**10. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

**11. Signs:**

Signage shall not be permitted for this parcel.

**12. Access:**

One access point shall be permitted from NW 12<sup>th</sup> Street. Three driveways shall be permitted from Indiana Avenue in addition to the driveway permitted via the existing platted alley. Shared access via adjacent tracts may occur with recorded cross access agreements. Access shall also be permitted from the existing platted alley subject to the approval of the Public Works Department.

**13. Parking Regulations:**

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep. Driveways shall be a minimum 18 feet in length from the back of sidewalk.

One parking space per unit shall be required. On-street parking shall be deemed sufficient and shall meet the City of Oklahoma City parking requirement for any proposed commercial space on the ground floor of each unit.

Pervious paving may be used for parking subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

**14. Sidewalks:**

There is an existing 5-foot sidewalk along NW 12<sup>th</sup> Street. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. A 5-foot sidewalk will be installed along N Indiana Avenue.

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 of this SPUD.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFS, wood or architectural metal, shall be permitted. Architectural regulations do not apply to accessory structures.

If the home on the northernmost lot does not have its front facing NW 12<sup>th</sup> Street than it shall have an architectural feature along 12<sup>th</sup> street providing the appearance of a front porch or similar feature. This porch or feature shall be permitted to encroach 5 feet into the setback.

**2. Open Space:**

N/A

**3. Street Improvements:**

A private drive may be constructed within the existing platted alley subject to Public Works review and approval.

**4. Platting:**

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

**5. Other:**

**5.1 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.

**5.2 Dumpsters:** No dumpsters shall be permitted within this SPUD.

**5.3 Common Areas:** Not Required

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Topographic Map  
Exhibit C: Conceptual Designs



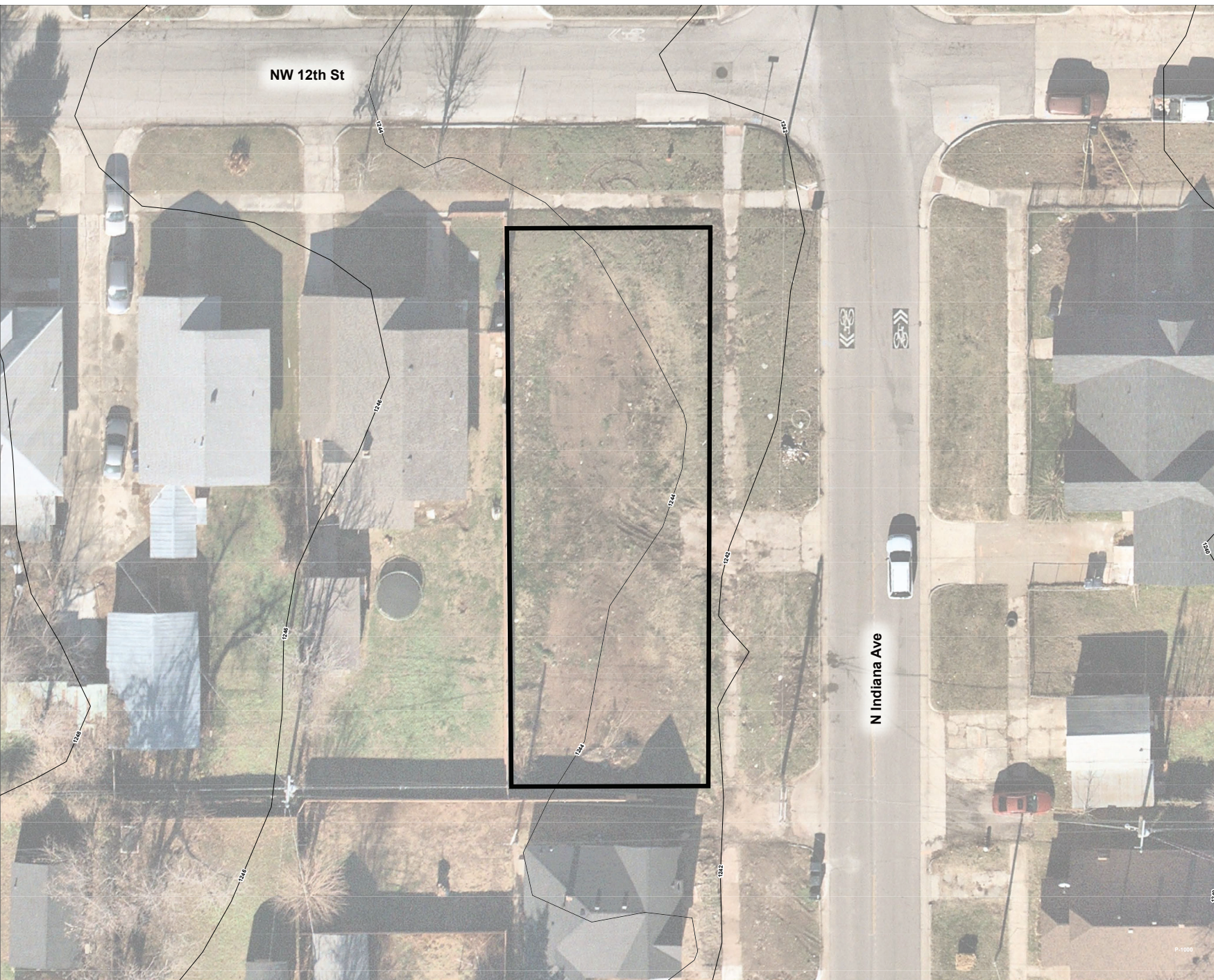
## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **NW 12<sup>th</sup> Street and Indiana Avenue Development**

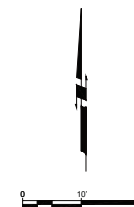
Lots One (1) and Two (2), in Block Four (4), of CLASSEN'S CREAM RIDGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 15441. Page 1722, Oklahoma County, Oklahoma.



NW 12th St

N Indiana Ave



**SPUD-\_\_\_\_\_**  
**1800 NW 12th St.**

Exhibit B  
Topographic Map  
+/-0.16 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

4/17/24



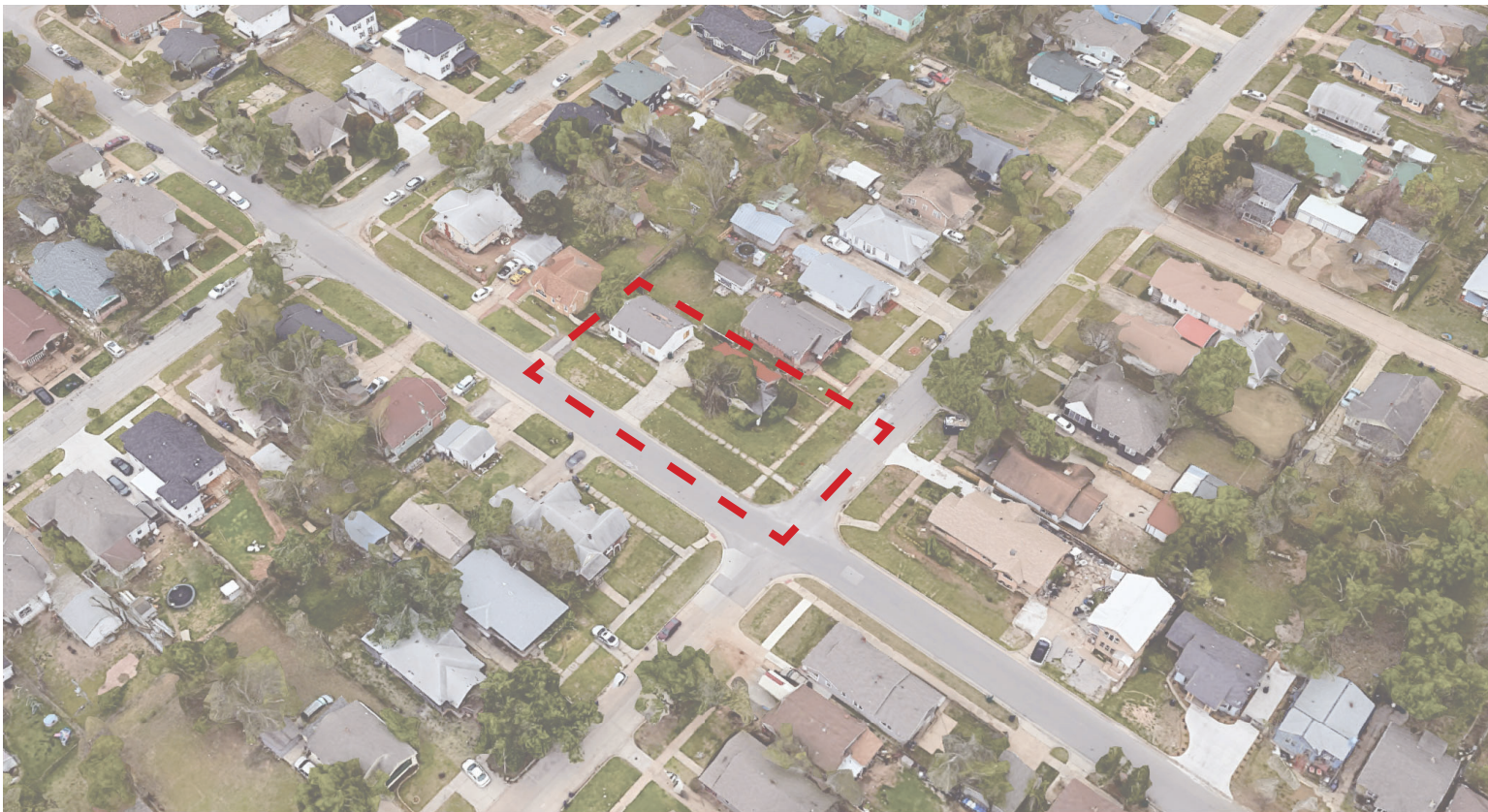
# 12th + Indiana

## FEASIBILITY STUDY

2023-05-05

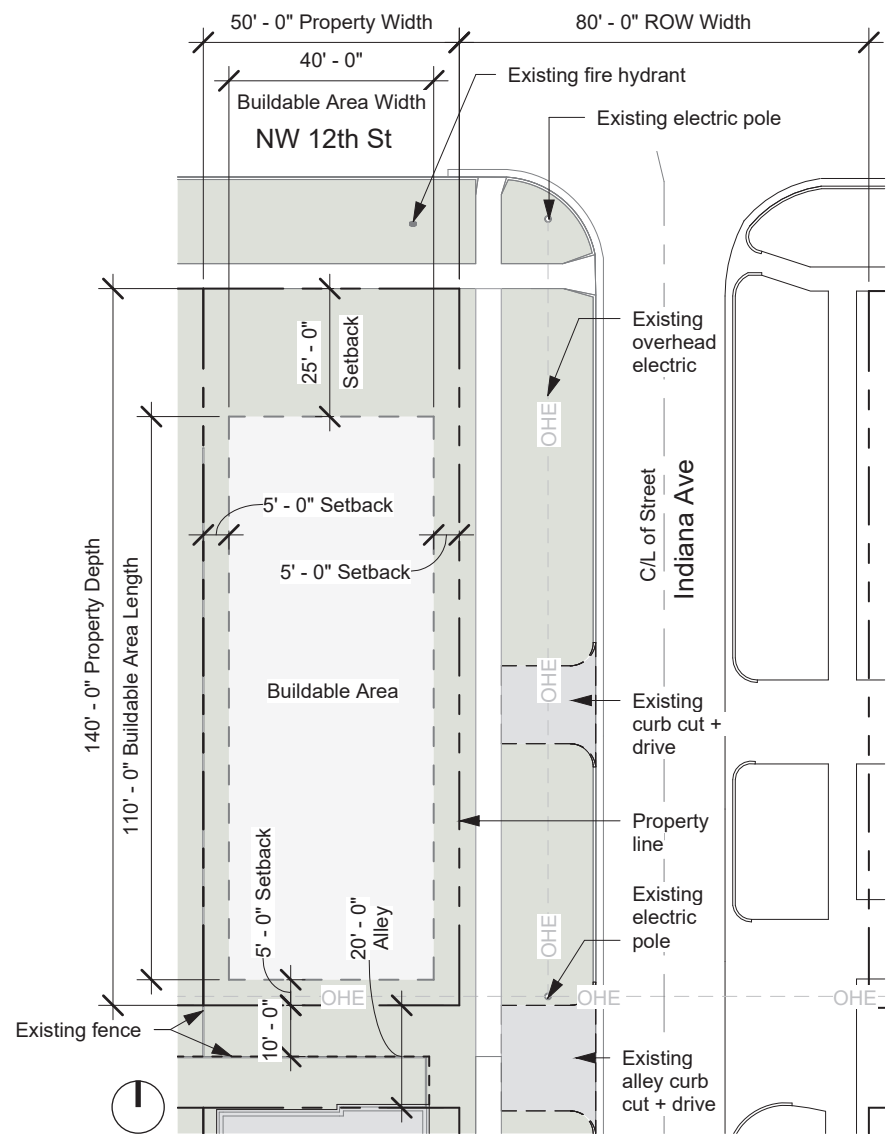
Project Program:

- 3 detached, fee-simple houses
- 1800-2000 sqft
- 2 car garage

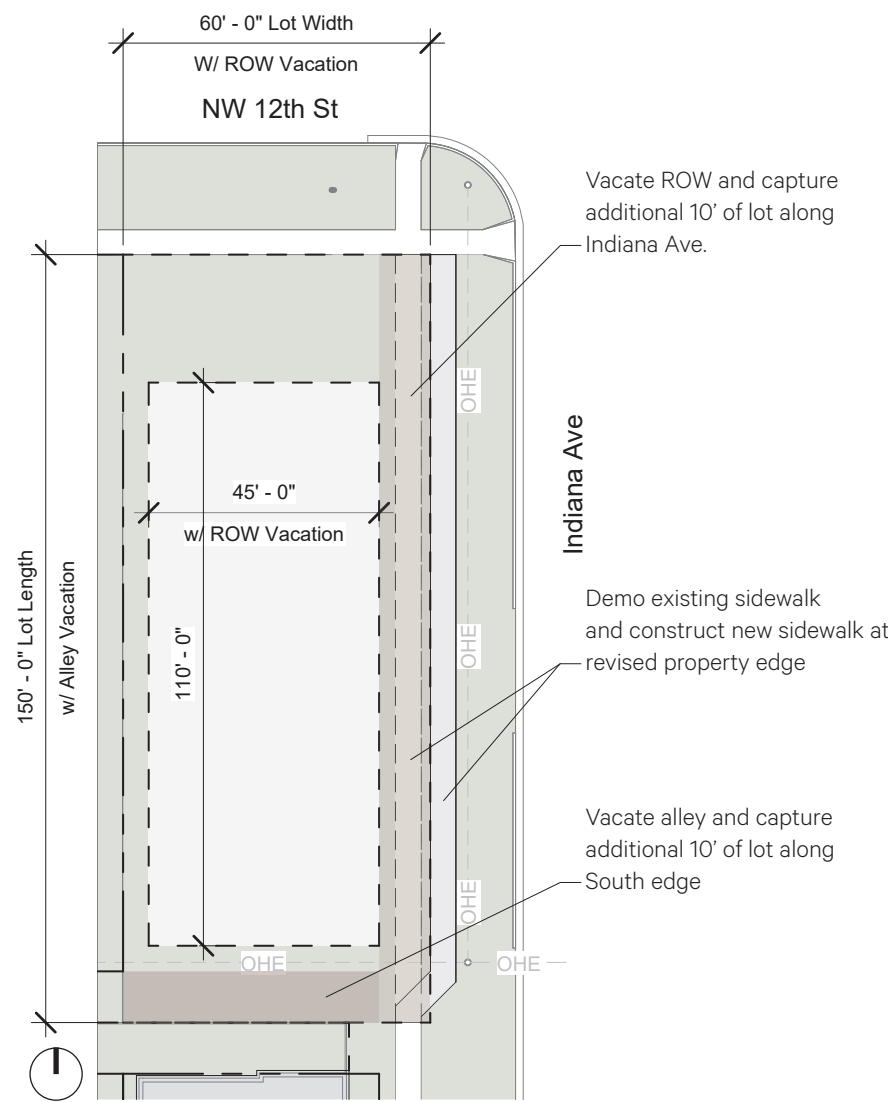


# 01 SITE INFORMATION

## PROPERTY RECOMMENDATIONS



EXISTING LOT CHARACTERISTICS



RECOMMENDATIONS FOR EXPANDING LOT SIZE + BUILDABLE AREA



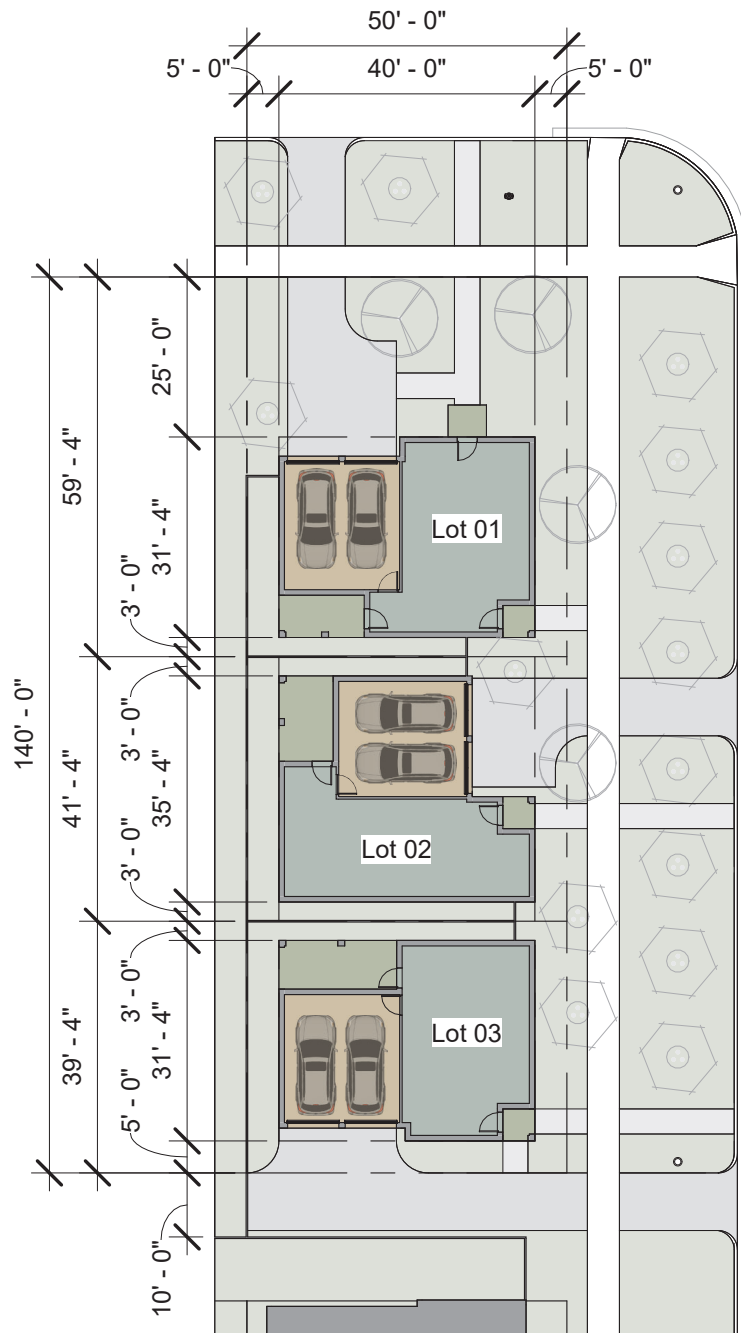
# 02 PROPOSED SCHEMES SCHEME 01A



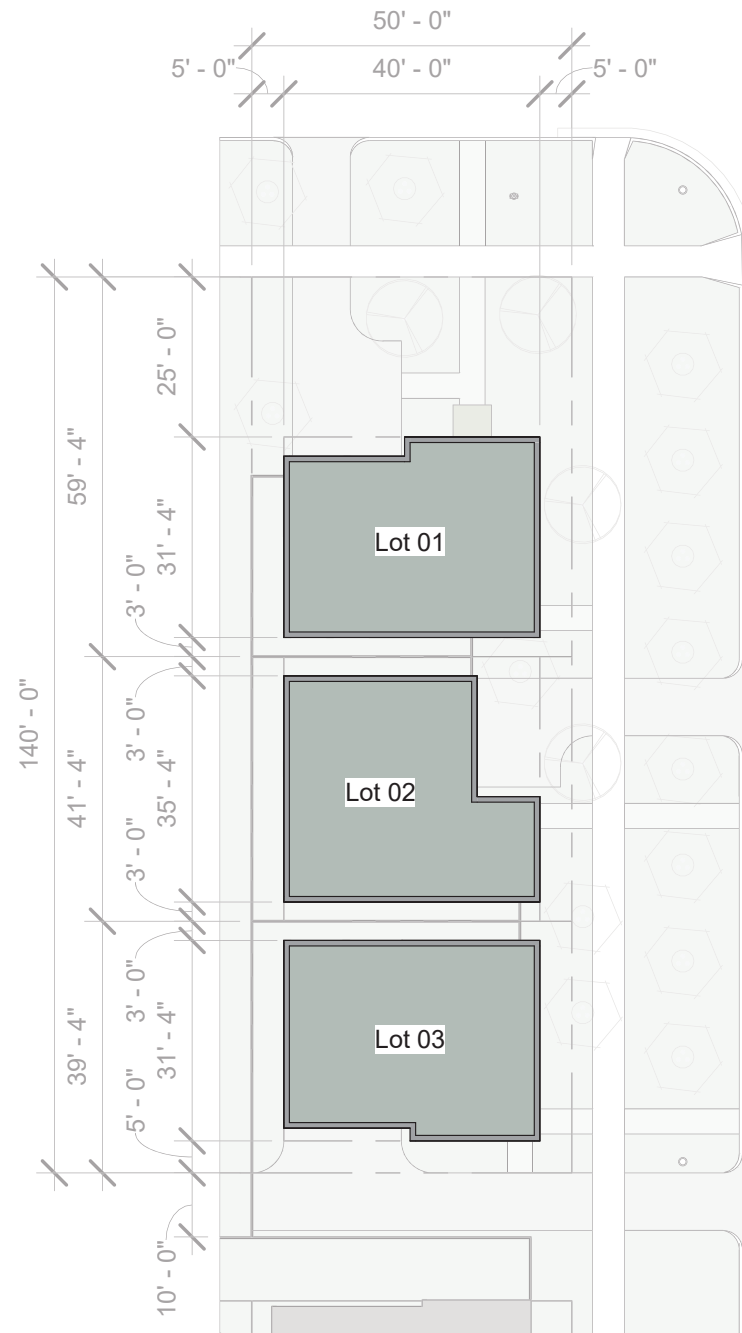
Scheme 01a	Lot 01	Lot 02	Lot 3	
Level 01	673.50	680.00	635.00	
Level 02	1,197.00	1,229.00	1,214.00	
Living Gross SF	1,870.50	1,909.00	1,849.00	→ TOTAL ALL LIVING GROSS 5,628.50
Garage	410.50	410.50	414.00	
Porch/Stoop	143.00	143.00	143.00	
Total Gross SF	2,424.00	2,462.50	2,406.00	→ GRAND TOTAL 7,292.50
Drive Area	558.00	441.00	788.00	→ 1,787.00
Sidewalk	214.00	102.50	122.00	→ 438.50

Scheme details:

- 2-car garages
- Alley used for drive access to rear lot
- NW 12th used for drive access to front lot
- 9' width curb cut and drive that expands to serve garage once beyond sidewalk
- 18' from back of sidewalk to front face of garage
- Each house plan in this scheme is unique, so loses efficiency of design fee



**LEVEL 01 PLAN**



**LEVEL 02 PLAN**