



**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**  
**The Alley OKC LLC**

Project Name

1625 N Marion Ave OKC OK 73106, Oklahoma County  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial use of property for business and apartment living  
 Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.:	SPUD 1606
File Date:	2-1-24
Ward No.:	W6 Plaza District
Nbhd. Assoc.:	& Classen Ten Penn
School District:	OKC
Extg Zoning:	R-1
Overlay:	UC

0.2951± 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):**

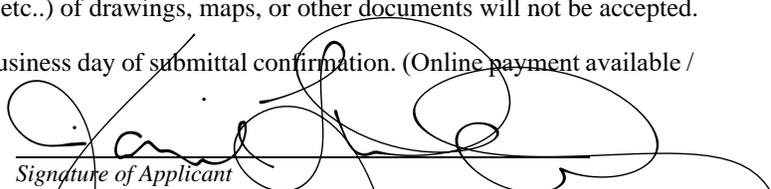
\_\_\_\_\_  
*Name*

\_\_\_\_\_  
*Mailing Address*

\_\_\_\_\_  
*City, State, Zip Code*

\_\_\_\_\_  
*Phone*

\_\_\_\_\_  
*Email*

  
*Signature of Applicant*

**Jamie Deason/Owner The Alley OKC, LLC**  
 \_\_\_\_\_  
*Applicant's Name (please print)*

823 W California Ave #22  
 \_\_\_\_\_  
*Applicant's Mailing Address*

OKla City OK 73106  
 \_\_\_\_\_  
*City, State, Zip Code*

405-474-5189  
 \_\_\_\_\_  
*Phone*

[jpmays@sumbridgeproperties.com](mailto:jpmays@sumbridgeproperties.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.

**EXHIBIT "A"**  
Legal Description

Lots Three (3), Four (4), Five (5), and Six (6), inclusive in Block Two (2), of UNIVERSITY HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Recorded in Plat Book 6, Page 63, Official Records of the Oklahoma County Clerk, State of Oklahoma.

Containing 12,856± Sq. Ft. or 0.2951± Acres, more or less.



**QUIT CLAIM DEED**

Mail Tax Statement to:

The Alley OKC, LLC  
823 W California Ave  
#22 OKC, OK  
73106

Return to:

The Alley OKC, LLC  
823 W California Ave  
#22 OKC, OK  
73106

KNOW ALL MEN BY THESE PRESENTS:

That **Kenneth J. Deason and Jamie L. Deason, Husband and Wife**, ("Grantors"), for and in consideration of the sum of Ten Dollars and no/00 (\$10.00) cash in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto **The Alley OKC, LLC, an Oklahoma limited liability company** ("Grantee"), all Grantor's right, title and interest, in and to the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot Three (3), Four (4), Five (5), and Six (6), inclusive in Block Two (2), of UNIVERSITY HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD the above described property unto the Grantee, its successors and/or assigns forever, so that neither the Grantor, nor any person in his name and behalf, shall or will hereafter claim or demand any right or title to the said property or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the Grantor has hereunto set his hand the day and year set out on the acknowledgment below.

**\*\*EXEMPT FROM DOCUMENTARY STAMPS PER SECTION 3202, PARAGRAPH #4\*\***

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

By: [Signature]  
Kenneth J. Deason

By: [Signature]  
Jamie L. Deason

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
) ss:  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State, on this 4<sup>m</sup> day of August, 2023, personally appeared **Kenneth J. Deason and Jamie L. Deason, as husband and wife**, who subscribed their names as the Grantors hereof to the foregoing instrument and acknowledged to me that they executed the same as on behalf of the Grantors, for the uses and purposes herein set forth.

[Signature]  
Notary Public



**CERTIFIED COPY**

**JAN 30 2024**

By: [Signature] Deputy

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R061584640 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor's  
300ft Radius Report  
1/30/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R062623400	VRANA MAXWELL T	No Data	No Data	1521 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION		5 0	COLLEGE ADDITION 005 000 E 1/2 OF LOTS 1 & 2	1521 N BLACKWELDER AVE OKLAHOMA CITY
R061661980	HAMBY SHANE & KELLY	No Data	No Data	1607 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106-4447	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 S15FT OF E150FT LOT 2 & E150FT LOT 3	1607 N MCKINLEY AVE OKLAHOMA CITY
R061742970	16 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD		1 0	HAGENS RESUB ADD 001 000 LOTS 21 & 22 PLUS PT OF VACATED R/W ADJ ON W BEING S140FT OF FOLLOWING DESCRIBED PROPERTY BEG AT NW/C LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60FT NE2	1639 NW 15TH ST OKLAHOMA CITY
R061741980	16 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD		1 0	HAGENS RESUB ADD 001 000 LOTS 19 & 20	1635 NW 15TH ST OKLAHOMA CITY
R061740990	16LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD		1 0	HAGENS RESUB ADD 001 000 LOTS 17 & 18	1633 NW 15TH ST OKLAHOMA CITY
R061663770	16LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 LOTS 15 & 16	1619 NW 15TH ST OKLAHOMA CITY
R061663670	VARELA JUAN LOPEZ	CALDERON MANUELA VELASQUEZ	No Data	1617 NW 15TH ST	OKLAHOMA CITY	OK	73106-4460	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 LOTS 13 & 14	1617 NW 15TH ST OKLAHOMA CITY
R061663470	HAYES BRYAN J	HAYES YASMIN A	No Data	1609 NW 15TH ST	OKLAHOMA CITY	OK	73106	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 LOTS 9 & 10	1609 NW 15TH ST OKLAHOMA CITY
R061663370	RODRIGUEZ MARIA GUADALUPE A	No Data	No Data	9201 SW 30TH ST	OKLAHOMA CITY	OK	73179	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 LOTS 7 & 8	1605 NW 15TH ST OKLAHOMA CITY
R061663270	WERTH JOSHUA	WERTH EMLY J	No Data	610 HINSDALE CT	FORT COLLINS	CO	80526	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 W15FT LOTS 4 & 5 ALL 6	1603 NW 15TH ST OKLAHOMA CITY
R061662970	OKLAHOMA COUNTY	No Data	No Data	320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 W5FT LOTS 1 2 & 3 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R061660990	CONTINENTAL INVESTMENTS LLC	No Data	No Data	1609 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106-4447	HADLOCKS SUB DITTMER		1 0	HADLOCKS SUB DITTMER 001 000 E150FT OF LOT 1 & N10FT OF E150FT OF LOT 2	1609 N MCKINLEY AVE OKLAHOMA CITY
R061586960	PURPLE UNICORN MAGIC LLC	No Data	No Data	PO BOX 2993	OKLAHOMA CITY	OK	73101-2993	UNIVERSITY HEIGHTS ADD		2 0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 11 & 12	1613 N MARION AVE OKLAHOMA CITY
R061582320	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	UNIVERSITY HEIGHTS ADD		1 0	UNIVERSITY HEIGHTS ADD 001 000 LOTS 13 & 14	1612 N MARION AVE OKLAHOMA CITY
R061581740	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146	UNIVERSITY HEIGHTS ADD		1 0	UNIVERSITY HEIGHTS ADD 001 000 LOTS 11 & 12	1611 N MCKINLEY AVE OKLAHOMA CITY
R062622560	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	COLLEGE ADDITION		2 0	COLLEGE ADDITION 002 000 S12.5FT OF E110FT LOT 10 & E110FT OF LOTS 11 & 12	1601 N BLACKWELDER AVE OKLAHOMA CITY

Oklahoma County Assessor's  
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R061587545	16LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 13 THRU 16 PLUS PT OF VACATED R/W BEING S100FT OF N310FT OF FOLLOWING DESCRIBED PROPERTY BEG NW/C OF LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N41	1618 N BLACKWELDER AVE OKLAHOMA CITY
R061582900	COBB KEVIN M & MARJORIE E TRS	COBB FAMILY REV LIV TRUST	No Data	744 NW 53RD ST	OKLAHOMA CITY	OK	73118	UNIVERSITY HEIGHTS ADD	1	0	UNIVERSITY HEIGHTS ADD 001 000 LOTS 15 & 16	1616 N MARION AVE OKLAHOMA CITY
R061586380	LISTER DOUGLAS H	LISTER JAMIE DAY	No Data	1615 N MARION AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 9 & 10	1615 N MARION AVE OKLAHOMA CITY
R061581160	CARRILLO ISMAEL C	No Data	No Data	1829 NW 13TH ST	OKLAHOMA CITY	OK	73106-2007	UNIVERSITY HEIGHTS ADD	1	0	UNIVERSITY HEIGHTS ADD 001 000 LOTS 9 & 10	1615 N MCKINLEY AVE OKLAHOMA CITY
R061588120	1630 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 17 & 18 PLUS PT OF VACATED R/W BEING S50FT OF N210FT OF FOLLOWING DESCRIBED PROPERTY BEG NW/C OF LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60	1620 N BLACKWELDER AVE OKLAHOMA CITY
R061585800	PROVIDENCE INVESTMENT PROPERTIES LLC	No Data	No Data	1121 PROVIDENCE CT	EDMOND	OK	73003-6155	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 7 & 8	1617 N MARION AVE OKLAHOMA CITY
R061583480	JOHNSON JORDAN A & RYAN HOLT	No Data	No Data	3217 BIRCHWOOD CIR	ARCADIA	OK	73007-7542	UNIVERSITY HEIGHTS ADD	1	0	UNIVERSITY HEIGHTS ADD 001 000 LOTS 17 & 18	1620 N MARION AVE OKLAHOMA CITY
R061580580	CONTINENTAL INVESTMENTS LLC	C/O CLARK LONG	No Data	5030 N MAY AVE STE 255	OKLAHOMA CITY	OK	73112-6010	UNIVERSITY HEIGHTS ADD	1	0	UNIVERSITY HEIGHTS ADD 001 000 LOTS 7 & 8	1621 N MCKINLEY AVE OKLAHOMA CITY
R062622540	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 E110FT LOTS 7 & 9 & N12.5FT OF E110FT LOT 10	1609 N BLACKWELDER AVE OKLAHOMA CITY
R061584640	THE ALLEY OKC LLC	No Data	No Data	823 W CALIFORNIA AVE, Unit 22	OKLAHOMA CITY	OK	73106-7806	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 3 THRU 6	1625 N MARION AVE OKLAHOMA CITY
R062622340	1704 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 E40FT OF W75FT OF LOTS 1 THRU 6 & N8FT OF W60FT OF LOT 7	1708 NW 16TH ST OKLAHOMA CITY
R062622440	1704 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 W50FT OF E95FT OF LOTS 1 THRU 6	1706 NW 16TH ST OKLAHOMA CITY
R062622360	1700 NW PLAZA LLC	No Data	No Data	5121 COLLIN MCKINNEY PKWY, Unit 5001068	MCKINNEY	TX	75070	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 E45FT OF LOTS 1 THRU 6	1700 NW 16TH ST OKLAHOMA CITY

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R061588700	1630 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 19 THRU 24 PLUS PT OF VACATED R/W BEING N160FT OF FOLLOWING DESCRIBED PROPERTY BEG NW/C OF LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60FT NE2	1630 N BLACKWELDER AVE OKLAHOMA CITY
R061584060	CJR CAPITAL LLC SERIES MARION	No Data	No Data	1629 N MARION AVE	OKLAHOMA CITY	OK	73106-4441	UNIVERSITY HEIGHTS ADD	2	0	UNIVERSITY HEIGHTS ADD 002 000 LOTS 1 & 2	1629 N MARION AVE OKLAHOMA CITY
R061509750	HARDY JANE TRS	YANG JOHN C IRREV TRUST	No Data	1921 NW 23RD ST	OKLAHOMA CITY	OK	73106-1201	UNIVERSITY HEIGHTS AMD	1	0	UNIVERSITY HEIGHTS AMD 001 000 LOTS 11 & 12	1620 NW 16TH ST OKLAHOMA CITY
R061507800	LAUGHX3 LLC	No Data	No Data	1614 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY HEIGHTS AMD	1	0	UNIVERSITY HEIGHTS AMD 001 000 LOTS 9 & 10	1614 NW 16TH ST OKLAHOMA CITY
R061505850	PANIC PROPERTIES LLC	No Data	No Data	PO BOX 30864	EDMOND	OK	73003	UNIVERSITY HEIGHTS AMD	1	0	UNIVERSITY HEIGHTS AMD 001 000 LOTS 7 & 8	1610 NW 16TH ST OKLAHOMA CITY
R061501950	16MCKINLEY LLC	No Data	No Data	PO BOX 1374	OKLAHOMA CITY	OK	73101-1374	UNIVERSITY HEIGHTS AMD	1	0	UNIVERSITY HEIGHTS AMD 001 000 LOTS 1 THRU 6	1600 NW 16TH ST OKLAHOMA CITY
R062227660	BREEDING ROBERT L & RACHEL B	No Data	No Data	1506 BRIDAL PATH COVE	CEDAR PARK	TX	78613-6815	GATEWOOD ADDITION	21	0	GATEWOOD ADDITION 021 000 PT OF LOT 6 BEG AT SW/C TH E35.7FT N86.09FT W54.53FT SELY88.06FT TO BEG	1715 NW 16TH ST OKLAHOMA CITY
R045009162	HIGH SCORE HOLDINGS LLC	No Data	No Data	504 E LOCUST ST	DES MOINES	IA	50309	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 31 & 32	1629 NW 16TH ST OKLAHOMA CITY
R045009153	THE 6TH HAMILTON LLC	No Data	No Data	4 NE 10TH ST, Unit 137	OKLAHOMA CITY	OK	73104	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 29 & 30	1625 NW 16TH ST OKLAHOMA CITY
R045009144	DAY SAMUEL JOHN	No Data	No Data	1621 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 27 & 28	1621 NW 16TH ST OKLAHOMA CITY
R045009135	CARBAJAL ARLENICE	No Data	No Data	1617 NW 16TH ST	OKLAHOMA CITY	OK	73106-4409	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 25 & 26	1617 NW 16TH ST OKLAHOMA CITY
R045009126	ANKONINA AHARON & SHLOMIT F	No Data	No Data	1575 TENAKA PL APT 3V	SUNNYVALE	CA	94087-4562	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 23 & 24	1615 NW 16TH ST OKLAHOMA CITY
R045009117	MACK DAVID	No Data	No Data	300 PIUTE PL	LOUDON	TN	37774-2139	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 21 & 22	1609 NW 16TH ST OKLAHOMA CITY
R045009108	EREZ ERAN & AVITAL	No Data	No Data	18714 32ND AVE SE	BOTHELL	WA	98012-8833	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 19 & 20	1605 NW 16TH ST OKLAHOMA CITY
R045009099	MUTTELOKE DUSTIN J & TONI A	No Data	No Data	1601 NW 16TH ST	OKLAHOMA CITY	OK	73106-4409	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 LOTS 17 & 18	1601 NW 16TH ST OKLAHOMA CITY
R062227640	SHDEED WILLIAM SCOTT	No Data	No Data	5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118-4004	GATEWOOD ADDITION	21	6	GATEWOOD ADDITION 021 006 N60FT	1708 N GATEWOOD AVE OKLAHOMA CITY
R062227680	SWEET SIXTEENTH LLC	No Data	No Data	1015 N BROADWAY AVE STE 130	OKLAHOMA CITY	OK	73102-5849	GATEWOOD ADDITION	21	7	GATEWOOD ADDITION 021 007	1709 NW 16TH ST OKLAHOMA CITY

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R062227700	EVANS SHERYL ESTRELLA TRS	EVANS SHERYL E REV FAMILY TRUST	No Data	3003 NW 63RD ST	OKLAHOMA CITY	OK	73116-3603	GATEWOOD ADDITION	21	GATEWOOD ADDITION 021 000 LOTS 0 8 & 9 EX W42.5FT OF LOT 8	1711 N BLACKWELDER AVE OKLAHOMA CITY
R045009018	SHINN RONALD THEODORE JR	TALBERT LAURA R	No Data	4405 N INDIANA AVE	OKLAHOMA CITY	OK	73118	UNIVERSITY ADDITION	79	UNIVERSITY ADDITION 079 000 0 S72.50FT LOTS 1 & 2	1712 N BLACKWELDER AVE OKLAHOMA CITY
R062227560	1700 PLAZA LLC	No Data	No Data	3126 S BOULEVARD STE 228	EDMOND	OK	73013-5308	GATEWOOD ADDITION	21	GATEWOOD ADDITION 021 000 LOTS 0 1 & 2	1700 NW 17TH ST OKLAHOMA CITY
R045009027	17TH APARTMENTS LLC	No Data	No Data	6824 N ROBINSON AVE	OKLAHOMA CITY	OK	73116-9039	UNIVERSITY ADDITION	79	UNIVERSITY ADDITION 079 000 LOTS 0 3 & 4	1624 NW 17TH ST OKLAHOMA CITY
R045009040	DAY SAMUEL	NICKEL KATE	No Data	1621 NW 16TH ST, Unit C	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	79	UNIVERSITY ADDITION 079 PT OF LOTS 5 & 6 BEG NW/C LT 5 TH E35FT S5FT E5FT S71FT W30FT S64FT W10FT N140FT TO BEG CONT .0839 0 AC MORE OR LESS	1620 NW 17TH ST OKLAHOMA CITY
R045009042	DAY SAMUEL	No Data	No Data	1621 NW 16TH ST, Unit C	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	79	UNIVERSITY ADDITION 079 PT OF LOTS 5 & 6 BEG 35FT E NW/C LT 5 TH E15FT S140FT W40FT N64FT E30FT N71FT W5FT N5FT TO BEG CONT 0 .0846AC MORE OR LESS	No Data
R045009050	17TH APARTMENTS LLC	No Data	No Data	6824 N ROBINSON	OKLAHOMA CITY	OK	73116	UNIVERSITY ADDITION	79	UNIVERSITY ADDITION BLK 079 LOTS 0 007 THRU 010	1612 NW 17TH ST OKLAHOMA CITY



**AFFIRMATION**

STATE OF OKLAHOMA        )  
  ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

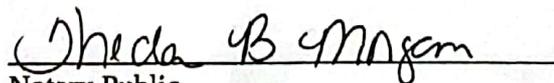
Executed at Oklahoma City, Oklahoma, on the 31<sup>st</sup> day of January, 20 24

  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 31<sup>st</sup> day of January, 20 24.

My Commission Expires:

07/26/2027

  
Notary Public

Commission # 23009942



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD (            )**

**THE ALLEY**

**MASTER DESIGN STATEMENT**

**(01/30/2024)**

**PREPARED FOR:**

The Alley, LLC  
*Kenny Deason*  
1625 N. Marion Ave  
Oklahoma City, OK 73106  
(405) 474-1783  
*deasoncarpentry@gmail.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 **(NB) District** and all applicable guidelines and regulations of the Gatewood Urban Conservation Overlay District (UCD). (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

*8200.2. Dwelling Units and Mixed Use, 8200.3. Group Residential, 8200.4. Live/Work Units, 8200.12 Multiple-Family Residential, 8200.14. Single-Family Residential, All Commercial and Office use unit classifications allowed under NB district.*

2. **Maximum Building Height:**  
3 stories, 40'-0" Max.
3. **Maximum Building Size:**  
15,000 sq. ft.
4. **Maximum Number of Buildings:** 2

## **5. Building Setback Lines**

Front Yard: 25'

Rear Yard: 5'

North Side Yard: None

South Side Yard: 5'

Corner Side Yard: NA

## **6. Sight-proof Screening:**

A site-proof screen fence is required where the property is adjacent to a residentially zoned property or use. No less than a 6 foot or no greater than an 8 foot high fence shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence shall be constructed entirely of stucco, brick, stone, wood, or any combination thereof and shall be solid and opaque.

## **7. Landscaping:**

A 5' landscape buffer shall be required adjacent to the residential zoned property to the south of this property. No other landscape buffers shall be required. Otherwise landscaping shall meet the City of Oklahoma City's landscape ordinance in place at the time of development.

## **8. Signs:**

### **8.1 Free standing accessory signs**

There shall be no free standing accessory signs.

### **8.2 Attached signs**

Attached signs for all allowed uses shall be permitted to face to the west (rear) of the property. Neon or otherwise lighted signs shall be allowed. The signage shall meet all other requirements of the City of Oklahoma City's sign ordinance in place at the time of development.

### **8.3 Non-Accessory Signs**

There shall be no non-accessory signs.

### **8.4 Electronic Message Display signs**

There shall be no electronic message display signs.

## **9. Access:**

Two (2) access drives shall be allowed from Marion Avenue to the east.

## **10. Sidewalks**

A 5' wide sidewalk shall be constructed along Marion Avenue subject to the policies and procedures of the Oklahoma City Public Works Department.

## **II. Other Development Regulations:**

### **1. Architecture:**

The architecture of the building will draw inspiration from the surrounding context pulling from historical cues and interpreting them into a modern aesthetic. There structure is anticipated to have balconies, open or closed stairs, a large façade for a mural, a flat roof, roof screen or parapet, glass overhead doors, and signage. The structure will utilize some, but not all of the following materials: masonry, glass, steel, wood, architectural metal, architectural CMU, plaster, wood or asphalt shingles, flat roofing material, paint, sheet metal gutters / fascia, perforated panels, and concrete.

### **2. Open Space:**

A 40% lot buildable area not including parking, drive lanes, sidewalks, and dumpster enclosure.

### **3. Street Improvements:**

Street improvements subject to the policies and procedures of the Oklahoma City Public Works Department.

### **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, and the regulations of the Gatewood Urban Conservation Overlay District (UCD). Furthermore, full cutoff fixtures shall be used for any pole mounted lighting. No wall packs directed towards adjacent residential properties shall be used.

### **5. Dumpsters:**

One dumpster shall be allowed served from Marion Avenue and located a minimum of 10' from any property line. A dumpster enclosure shall screen it which meets all requirements of the City of Oklahoma City's zoning ordinance in place at the time of development.

### **6. Parking:**

No on site parking shall be required.

### **7. Maintenance:**

All property maintenance is the responsibility of the property owner or their designated representative(s).

### **8. Drainage:**

The property within this SPUD is not within a FEMA flood plain. Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances.

### **III. SPUD and Special Design Districts**

#### **1. Overlay District:**

Gatewood Urban Conservation Overlay District (UCD)

#### **2. UCD Review Process:**

This SPUD will not be subject to the Gatewood UCD review process.

#### **3. Integration With Surrounding Neighborhood:**

Small apartment complexes and mixed use facilities are a natural feature of the Gatewood area historically as well as in alignment with the current goals and investments in recent history.

#### **4. Compatibility With Adjacent Structures**

The facility is a great transitional structure that reflects the mixed use of residential and commercial properties surrounding it on the north and west.

### **IV. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Grading Plan

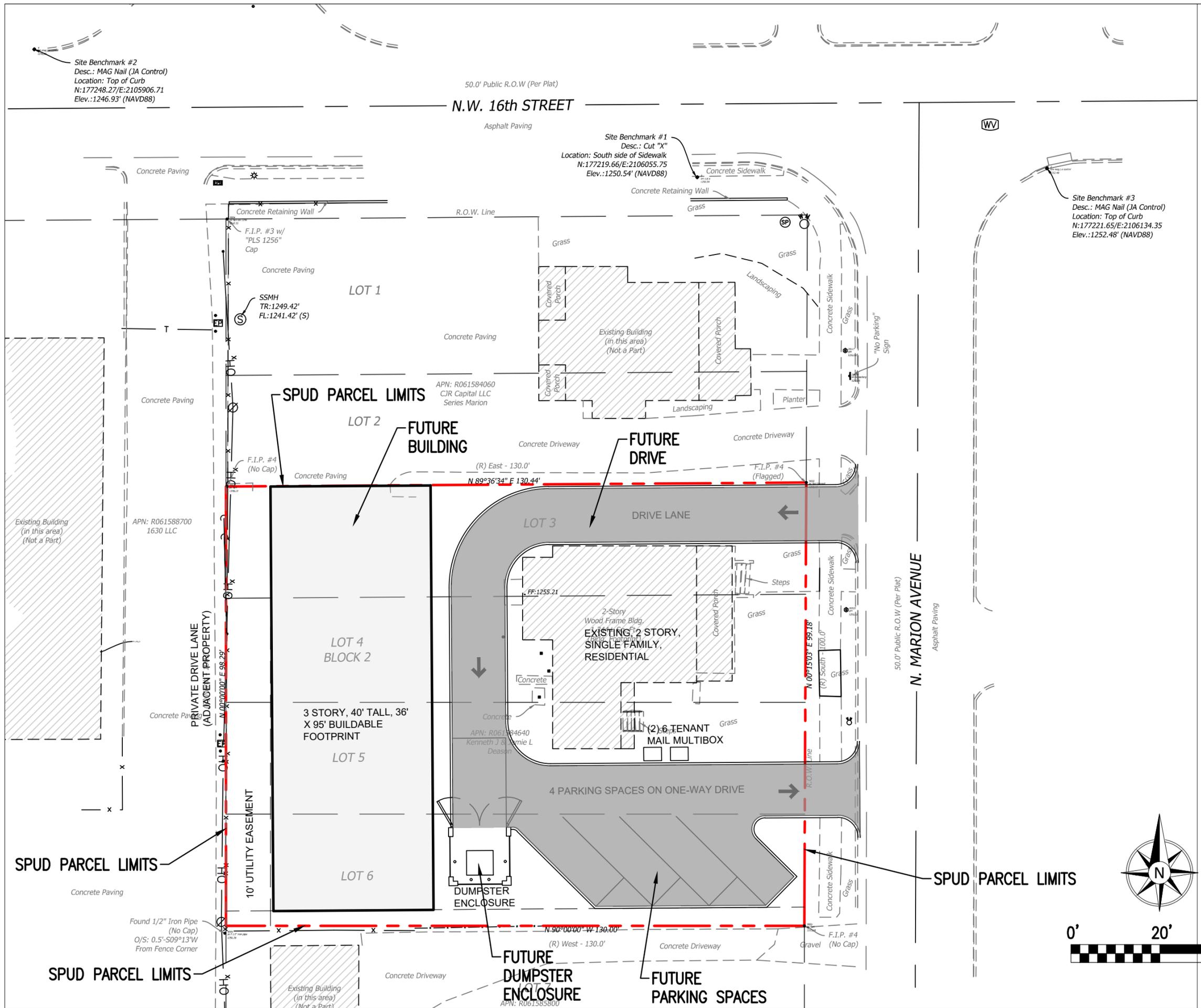
Exhibit D: Utility Plan

## **Exhibit A**

Legal Description SPUD (            )

Lots Three (3), Four (4), Five (5), and Six (6), inclusive in Block Two (2), of UNIVERSITY HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Recorded in Plat Book 6, Page 63, Official Records of the Oklahoma County Clerk, State of Oklahoma.

Containing 12,856± Sq. Ft. or 0.2951± Acres, more or less.



BRYAN W. RICHARDS, P.E.  
 Expires: 11/30/2024

**BWR**  
 DESIGN GROUP

BWR DESIGN GROUP, LLC  
 PO BOX 31732  
 EDMOND, OK 73003  
 405-761-5517  
 CA 7227, EXP. 06/30/2024

Issue Date:  
 01/29/24

Purpose - Issue:  
 FINAL

1625 N. MARION AVENUE  
 OKLAHOMA CITY,  
 OKLAHOMA

Sheet Title:  
 SITE PLAN  
 EXHIBIT "B"

Sheet Number:  
 B

