



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

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

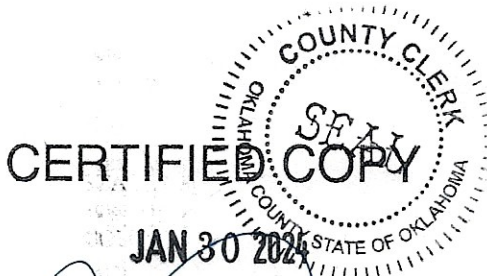
By: [Signature]  
Jamie L. Deason

**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>th</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



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

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

|            |                                      |                           |         |   |               |    |            |                        |   |   |  |                                      |
|------------|--------------------------------------|---------------------------|---------|---|---------------|----|------------|------------------------|---|---|--|--------------------------------------|
| 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        |



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

|            |                               |                         |         |                             |               |    |            |                        |    |   |  |                                      |
|------------|-------------------------------|-------------------------|---------|-----------------------------|---------------|----|------------|------------------------|----|---|--|--------------------------------------|
| 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        |

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

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

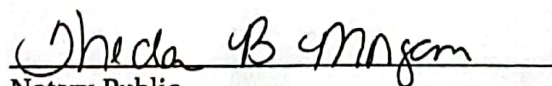
Executed at Oklahoma City, Oklahoma, on the 31<sup>st</sup> day of January, 20 24

  
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.

ed:



BRYAN L.  
RICHARDS

23079

01/29/24

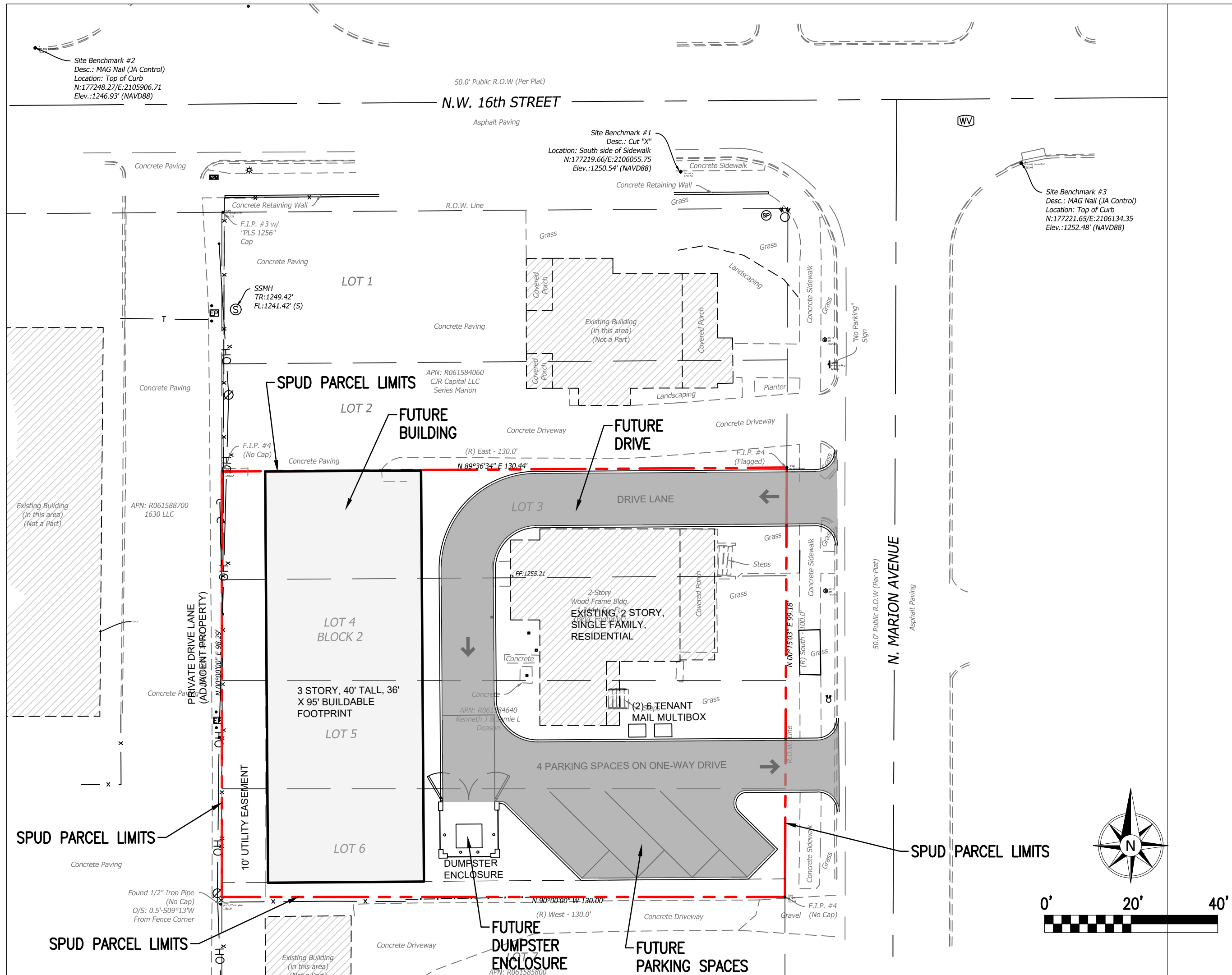
OKLAHOMA

**BWR**  
DESIGN GROUP

1625 N. MARION  
AVENUE  
OKLAHOMA CITY,  
OKLAHOMA

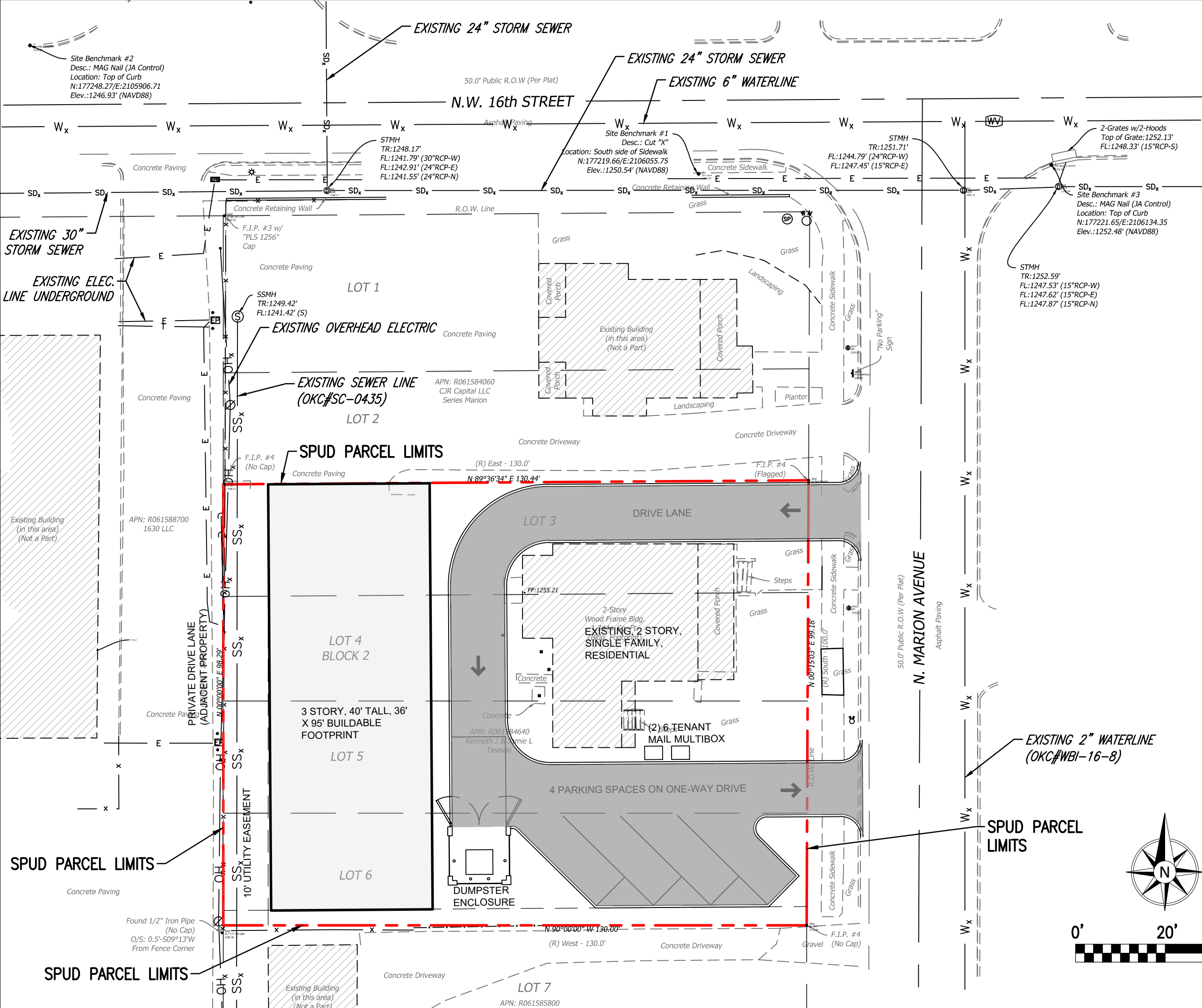
# SITE PLAN EXHIBIT "B"

# B









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:  
01/23/24

Purpose – Issue:  
FINAL

1625 N. MARION  
AVENUE  
OKLAHOMA CITY,  
OKLAHOMA

Sheet Title:

UTILITY PLAN  
EXHIBIT "D"

Sheet Number:

D