



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>

<b>Staff Use Only:</b>	1596
Case No.: SPUD	_____
File Date:	28DEC'23
Ward No.:	6
Nbhd. Assoc.:	GATEWOOD UCD
School District:	OKC
Extg Zoning:	R-2
Overlay:	GATEWOOD UCD

**APPLICATION FOR SPUD ReZONING**

**Simplified Planned Unit Development District**  
 17 TH STREET 8-PLEX  
 Project Name

1624 NW 17TH Street  
 Address / Location of Property (Provide County name & parcel no. if unknown)

ReZoning Area (Acres or Square Feet)

Rezoned to R4  
 Summary Purpose Statement / Proposed Development

**REQUIREMENTS FOR SUBMITTAL:**

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

17 Street Apartments LLC  
*Name*

6824 North Robinson Ave.  
*Mailing Address*

Oklahoma City, OK 73116  
*City, State, Zip Code*

405 537 8065  
*Phone*

matthew430capital@outlook.com  
*Email*

Adam Lanman  
Digitally signed by Adam Lanman  
 Date: 2023.12.28 09:55:30 -06'00'

*Signature of Applicant*

Adam Lanman  
*Applicant's Name (please print)*

718 W Sheridan Ave.  
*Applicant's Mailing Address*

Oklahoma City, OK 73102  
*City, State, Zip Code*

405 820 7191  
*Phone*

adam@atelieral.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**  
**(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **Hoa Tran and, Labetta Tran, a married couple and Huyen Cleveland and Chris Cleveland, a married couple** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

**17th Apartments LLC, an Oklahoma Limited Liability Company**

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

**For Tax Map ID(s): 045009027**

Lots Three (3) and Four (4), in Block Seventy-nine (79), of UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered October 20, 2023.

Hoa Tran  
Hoa Tran

Labetta Tran  
Labetta Tran

Huyen Cleveland  
Huyen Cleveland

Chris Cleveland  
Chris Cleveland

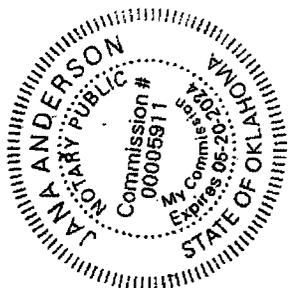
The State of OKLAHOMA

**INDIVIDUAL ACKNOWLEDGMENT**

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of \_\_\_\_\_, 20\_\_\_\_ personally appeared Hoa Tran and, Labetta Tran, a married couple and Huyen Cleveland and Chris Cleveland, a married couple, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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



Jana Anderson  
Notary Public in and for the State of OK  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**WARRANTY DEED**  
**(Oklahoma Statutory Form)**  
(continued)

**Mail Deed and Tax Statements To:**  
17th Apartments LLC  
6824 N. Robinson Ave  
Oklahoma City, OK 73116

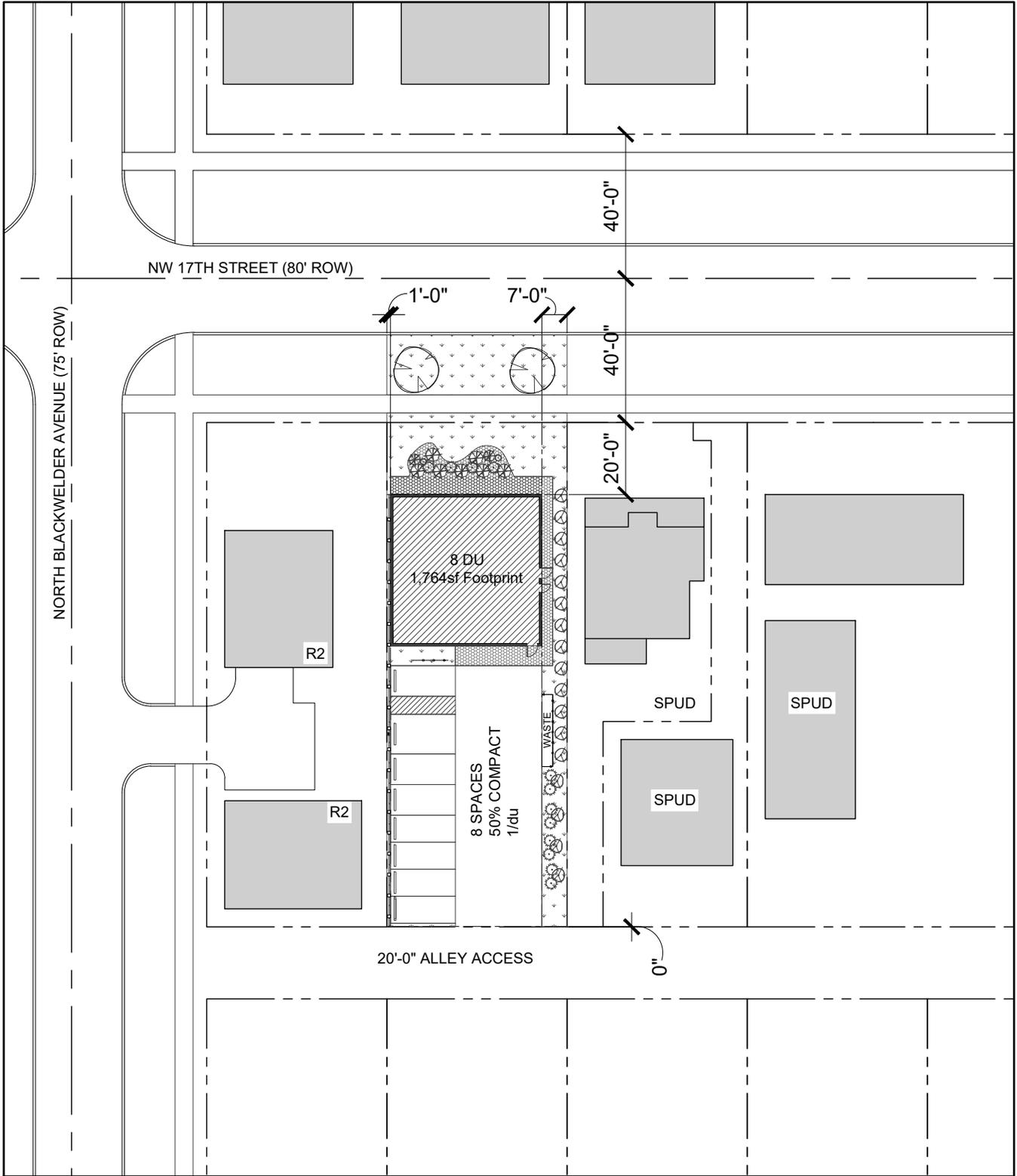
**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 714052301561  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company

**Chicago Title Oklahoma**  
**1601 NW Expressway, Ste 1000**  
**Oklahoma City, OK 73118**  
**714052301561**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Legal Description for 1624 NW 17<sup>th</sup> Street:

UNIVERSITY ADDITION 079 000 LOTS 3 & 4



1. SITE PLAN - SCALE: 1"= 40'-0"



1624 NW 17TH STREET - EXHIBIT B

LETTER OF AUTHORIZATION

I, Matthew McLaughlin au  
thorize,  
Property owner of record

Adam Lanman, AIA (Designated Representative)

To make an application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location(s):

1624 NW 17<sup>th</sup> Street, Oklahoma City, OK 73106

By:   
Signature

Title: Manager - Matthew McLaughlin  
Manager / Proprietor

Date: 12/14/23  
MM/DD/YYYY

# Larry Stein

## Oklahoma County Assessor's Office



## Ownership Radius Report

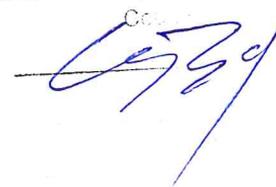
This Official Report is for Account Number **R045009027** and is a **300-foot** radius from the outside of the polygon. **If the minimum number of different owners was not reached it was extended by 100-foot increments** until the required number of different owners was reached, or the maximum distance 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. **The Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }  
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300' Radius

filed in the office of the County Assessor  
on the 13<sup>th</sup> day of December, 2023

Given under my hand and official seal this  
13<sup>th</sup> day of December, 2023

Co. Assessor  
  
Deputy

Oklahoma County Assessor's  
300ft Radius Report  
12/13/2023

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R061584640	THE ALLEY OKC LLC	No Data	No Data	823 W CALIFORNIA AVE, Unit 22	OKLAHOMA CITY	OK	73106-7806	UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 3 THRU 6	1625 N MARION AVE OKLAHOMA CITY
R061588700	1630 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	UNIVERSITY HEIGHTS ADD	002	000	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	002	000	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	001	000	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	001	000	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	001	000	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	001	000	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	021	000	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	079	000	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	079	000	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	079	000	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	079	000	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	079	000	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	079	000	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	079	000	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	079	000	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	021	006	GATEWOOD ADDITION 021 006 N60FT	1708 N GATEWOOD AVE OKLAHOMA CITY

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R062227680	SWEET SIXTEENTH LLC	No Data	No Data	1015 N BROADWAY AVE STE 130	OKLAHOMA CITY	OK	73102-5849	GATEWOOD ADDITION	021	007	GATEWOOD ADDITION 021 007	1709 NW 16TH ST OKLAHOMA CITY
R062227700	BUTLER SCOTT & SHERYL E TRS	BUTLER SHERYL E & SCOTT C REV TRUST	No Data	1711 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	021	000	GATEWOOD ADDITION 021 000 LOTS 8 & 9 EX W42.5FT OF LOT 8	1711 N BLACKWELDER AVE OKLAHOMA CITY
R045009072	SIEMER ALYXANDRA M	No Data	No Data	1723 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S40FT LOTS 13 THRU 16	1723 N MCKINLEY AVE OKLAHOMA CITY
R045009018	SHINN RONALD THEODORE JR	TALBERT LAURA R	No Data	4405 N INDIANA AVE	OKLAHOMA CITY	OK	73118	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S72.50FT LOTS 1 & 2	1712 N BLACKWELDER AVE OKLAHOMA CITY
R045009090	AUDAX REAL ESTATE LLC	No Data	No Data	1630 NW 15TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S40FT OF N100FT LOTS 13 THRU 16	1725 N MCKINLEY AVE OKLAHOMA CITY
R062227600	SAENZ NICHOLAS A	No Data	No Data	1019 NW 16TH ST	OKLAHOMA CITY	OK	73106-6436	GATEWOOD ADDITION	021	004	GATEWOOD ADDITION 021 004	1714 NW 17TH ST OKLAHOMA CITY
R062227580	KALIDY LLC	No Data	No Data	PO BOX 226	EDMOND	OK	73083-0226	GATEWOOD ADDITION	021	003	GATEWOOD ADDITION 021 003	1710 NW 17TH ST OKLAHOMA CITY
R062227560	1700 PLAZA LLC	No Data	No Data	3126 S BOULEVARD STE 228	EDMOND	OK	73013-5308	GATEWOOD ADDITION	021	000	GATEWOOD ADDITION 021 000 LOTS 1 & 2	1700 NW 17TH ST OKLAHOMA CITY
R045009020	STALLONE PROPERTIES LLC	No Data	No Data	1005 S CHOCTAW RD	LUTHER	OK	73054	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N67.5FT LOTS 1 & 2	1628 NW 17TH ST OKLAHOMA CITY
R045009027	TRAN HOA	CLEVELAND HUYEN	No Data	1624 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 3 & 4	1624 NW 17TH ST OKLAHOMA CITY
R045009063	RUSSELL TORI	No Data	No Data	1608 NW 17TH ST	OKLAHOMA CITY	OK	73106-4210	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 11 & 12	1608 NW 17TH ST OKLAHOMA CITY
R045009081	HOBBS SARAH JANE	No Data	No Data	1727 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N60FT LOTS 13 THRU 16	1727 N MCKINLEY AVE OKLAHOMA CITY
R062227550	TIMONLICICA 2 LLC	No Data	No Data	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170-4753	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 S71FT	1701 NW 17TH ST OKLAHOMA CITY
R062227540	KEYHOLE PROPERTIES LLC	C/O EDMOND PARCELS PLUS	No Data	820 W DANFORTH RD UNIT 111	EDMOND	OK	73003-5006	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N29FT OF S100FT	1805 N BLACKWELDER AVE OKLAHOMA CITY
R045006831	GARCIA JOSE	GARCIA ELIZABETH	No Data	231 SE 35TH ST	OKLAHOMA CITY	OK	73129-2414	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 29 THRU 32	1625 NW 17TH ST OKLAHOMA CITY
R045006822	NEIGHBORHOOD REAL ESTATE LLC SERIES 007	No Data	No Data	3009 HICKORY STICK RD	OKLAHOMA CITY	OK	73120	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 27 & 28	1621 NW 17TH ST OKLAHOMA CITY
R045006813	DIAZ JUAN & MARIA	No Data	No Data	1617 NW 17TH ST	OKLAHOMA CITY	OK	73106-4209	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 25 & 26	1617 NW 17TH ST OKLAHOMA CITY
R045006804	HERNANDEZ GABRIELA	HERNANDEZ JULIANNA P	No Data	1613 NW 17TH ST	OKLAHOMA CITY	OK	73106-4209	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 23 & 24	1613 NW 17TH ST OKLAHOMA CITY
R045006790	RUSSELL TORI	No Data	No Data	16011 PENNSBURY DR	BOWIE	MD	20716-1901	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 21 & 22	1609 NW 17TH ST OKLAHOMA CITY
R045006800	MCWILLIAMS LARRY & MARGARET	No Data	No Data	7713 NORTHGATE AVE	OKLAHOMA CITY	OK	73162-5579	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 19 & 20	1605 NW 17TH ST OKLAHOMA CITY
R045006795	MCWILLIAMS LARRY	No Data	No Data	7713 NORTHGATE AVE	OKLAHOMA CITY	OK	73162-5579	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 17 & 18	1601 NW 17TH ST OKLAHOMA CITY

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R062227520	ALLISON NAZINITSKY LLC	No Data	No Data	1904 SW 39TH CT	MOORE	OK	73160	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N50FT	1807 N BLACKWELDER AVE OKLAHOMA CITY
R062227500	AIDS SUPPORT PROGRAM INC	No Data	No Data	PO BOX 12185	OKLAHOMA CITY	OK	73157-2185	GATEWOOD ADDITION	020	012	GATEWOOD ADDITION 020 012 E50FT	1707 NW 17TH ST OKLAHOMA CITY
R062227480	JAHA NUREDIN	No Data	No Data	187 PRAIRIE RUN	EDMOND	OK	73034-2362	GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 E36.6FT OF LOT 11 & W13.4FT OF LOT 12	1711 NW 17TH ST OKLAHOMA CITY
R062227460	URBAN SAPPHIRE LLC	No Data	No Data	1201 NW 38TH ST	OKLAHOMA CITY	OK	73118-5425	GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 E36.6FT OF LOT 10 & W13.4FT OF LOT 11	1715 NW 17TH ST OKLAHOMA CITY
R045006721	LI WEI	No Data	No Data	1812 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 S46.20FT LOTS 1 & 2	1812 N BLACKWELDER AVE OKLAHOMA CITY
R062227340	RICHARDS BAGEL COMPANY LLC	No Data	No Data	1515 S CARSON AVE	TULSA	OK	74119	GATEWOOD ADDITION	020	002	GATEWOOD ADDITION BLK 020 LOT 000 LOT 2 EX W5FT & EX E1.4FT	1704 NW 18TH ST OKLAHOMA CITY
R062227320	RACE PROPERTIES LLC	No Data	No Data	1808 WINDING RIDGE RD	EDMOND	OK	73034	GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 LOT 1 & E1.4FT OF LOT 2	1700 NW 18TH ST OKLAHOMA CITY
R045006723	VOLK TAYLOR	No Data	No Data	1628 NW 18TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 N93.80FT LOTS 1 & 2	1628 NW 18TH ST OKLAHOMA CITY
R045006732	MORING SUSAN E	No Data	No Data	1624 NW 18TH ST	OKLAHOMA CITY	OK	73106-4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 3 & 4	1624 NW 18TH ST OKLAHOMA CITY
R045006741	HLEBOWICZ ROBERT F & PATTI L	No Data	No Data	1622 NW 18TH ST	OKLAHOMA CITY	OK	73106-4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 5 & 6	1622 NW 18TH ST OKLAHOMA CITY
R045006750	PAHL MARK	No Data	No Data	3535 NW 58TH ST STE 800E	OKLAHOMA CITY	OK	73112-4804	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 7 & 8	1620 NW 18TH ST OKLAHOMA CITY
R045006759	MCDOWELL DENNIS E	MCDOWELL GAIL L	No Data	1612 NW 18TH ST	OKLAHOMA CITY	OK	73106-4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 9 & 10	1612 NW 18TH ST OKLAHOMA CITY
R045006768	HEIM NICHOLAS R & AMMIEL R	No Data	No Data	1608 NW 18TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 11 & 12	1608 NW 18TH ST OKLAHOMA CITY
R045009040	DAY SAMUEL	NICKEL KATE	No Data	1620 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 PT OF LOTS 5 & 6 BEG NW/C LT 5 TH E35FT S55FT E5FT S71FT W30FT S64FT W10FT N140FT TO BEG CONT .0839 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	079	000	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 .0846AC MORE OR LESS	No Data
R045009050	17TH APARTMENTS LLC	No Data	No Data	6824 N ROBINSON	OKLAHOMA CITY	OK	73116	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION BLK 079 LOTS 007 THRU 010	1612 NW 17TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-XXXX**  
**MASTER DESIGN STATEMENT**

**December 28, 2023**

**PREPARED BY:**

Atelier AL LLC

Adam Lanman, AIA

718 W Sheridan Ave.

Oklahoma City, Oklahoma 73102

405 820 7191

adam@atelieral.com

# **SPUD-XXXX MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

## **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

*8250.3 Community Recreation: Property Owners Association*

*8250.16. Murals*

*8200.4 Live/Work Units*

*8200.12 Multiple-Family Residential*

*8200.14 Single-Family Residential*

*8200.15 Three - and Four- Family Residential*

*8200.16 Two-Family Residential*

*8300.1. Administrative and Professional Offices*

*8300.37. Eating Establishments: Sitdown*

*8300.38. Eating Establishments: Sitdown, Alcohol Permitted*

*8300.63. Retail Sales and Services: General*

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** One building, three stories at 1,770 sf per floor (5,310 total sf).
4. **Maximum Number of Buildings:** There shall be a maximum of one building within this SPUD.
5. **Building Setback Lines**
  - West: 0 ft
  - East: 7 ft
  - South: 0 feet
  - North: 20 feet
6. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, and/or any combination thereof and shall be solid and opaque. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio. Alternatively, a vegetative screen on the West boundary of the tract may be installed in the form of a fence with living vegetation or a landscaped buffer no less than five feet in width planted with a series of evergreen plantings that will grow to a height of at least six feet and spaced in a manner to provide an impervious visual barrier.
7. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development. A four-foot landscape buffer shall be maintained along the East site boundary, and no landscape buffer shall be required along the West site boundary. No landscape buffer shall be required along the South property boundary adjacent to the service and access alleyway. Trees planted on NW 17th Street shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements. The subject parcel shall meet the Gatewood Urban Conservation District Guidelines for Landscaping and Tree maintenance.
8. **Signs:** There will be no signs associated with this SPUD.
9. **Access:** Access will be via a two-way drive to enter and exit from the South Platted 20-foot-wide alley access. Permeable paving surfaces, such as unit pavers or recycled plastic grid systems installed below grade to reduce run-off and flooding, shall be allowed in the central shared drive of the site and shall not connect to the paved streets. A gravel drive shall not be permitted.
10. **Sidewalks:** A minimum of a five-foot sidewalk shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.

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

- 1. Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood and cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
- 2. Common Open Space:** 40% including parking, sidewalks, and landscaped areas.
- 3. Street Improvements:** N/A
- 4. Dwelling Units:** A maximum of 8 dwelling units will be allowed within this SPUD.
- 5. 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.
- 6. Trash Collection:** All trash containers provided by the City of Oklahoma City are to be serviced in the platted 20-foot south alleyway. Cart storage area will be screened.
- 7. Parking:** A minimum of 8 parking spaces shall be provided. 50% of the parking may be compact spaces (defined as 7.5' wide by 15' deep).
- 8. Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Amenities include but are not limited to: bicycle storage racks, wood shade pergola (open air), exterior seating including benches and picnic tables, and landscaped community areas. Street furniture located within a public street right-of-way shall be available for use by the public and subject to approval of one or more revocable permits.
- 9. Drainage:** The development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

## **III. Supporting Documents**

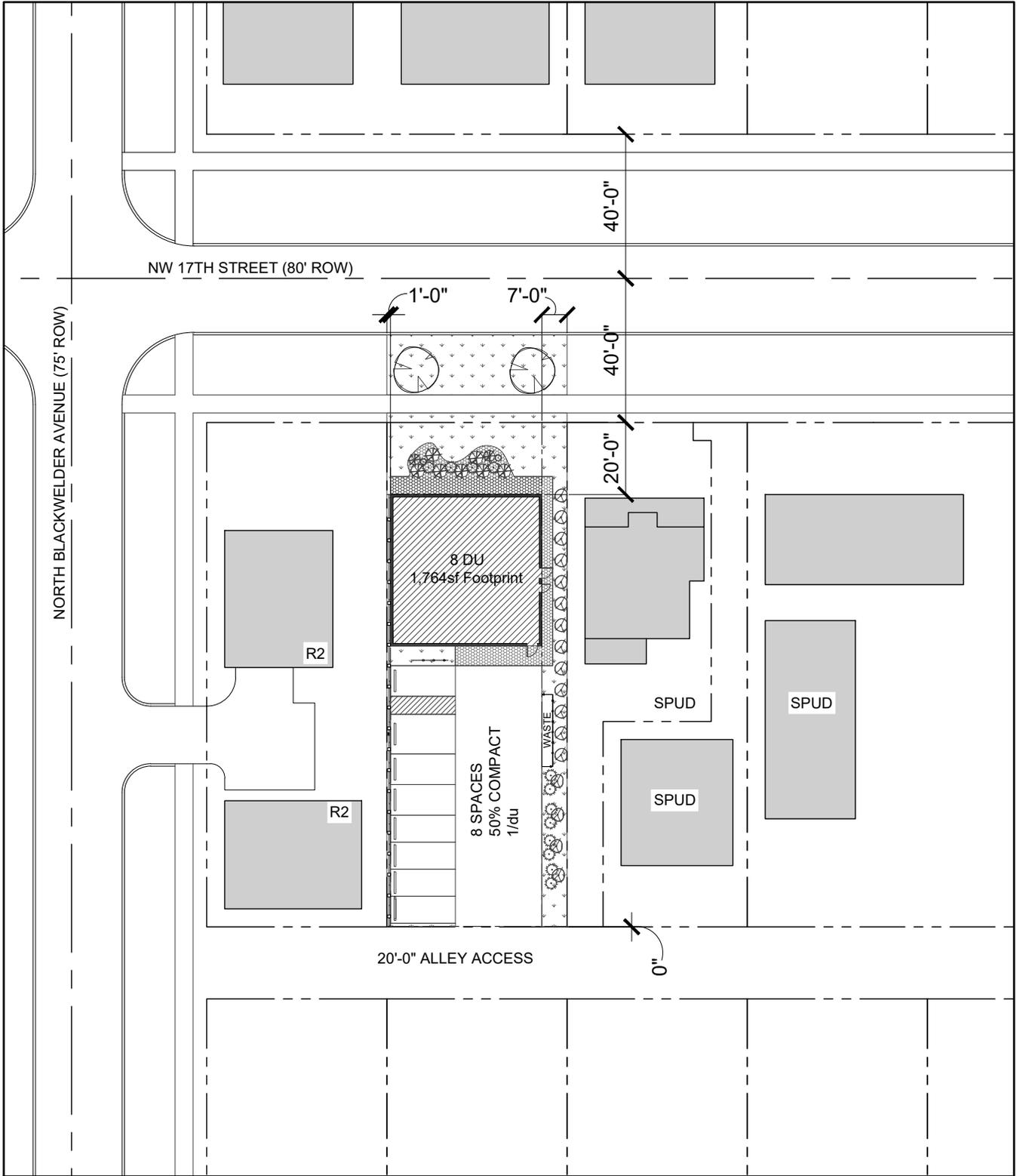
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan (Exhibit B)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Legal Description for 1624 NW 17<sup>th</sup> Street:

UNIVERSITY ADDITION 079 000 LOTS 3 & 4



1. SITE PLAN - SCALE: 1"= 40'-0"



1624 NW 17TH STREET - EXHIBIT B



1624 nw 17th street - northeast corner from 17th street



1624 nw 17th street - south elevation from access alley