



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
 1514 NW 17th st

Project Name

1514 NW 17th st okc ok 73106

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

Rezone to allow more uses, reduced lot size and setbacks

Summary Purpose Statement / Proposed Development

Staff Use Only:	1634
Case No.: SPUD	5-2-24
File Date:	W6
Ward No.:	Gatewood UCD
Nbhd. Assoc.:	OKC
School District:	R-1
Extg Zoning:	UC
Overlay:	

7,000 sf 0.16 acres MOL

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):

Russell Fox

Name

1514 NW 17th st

Mailing Address

okc, ok 73106

City, State, Zip Code

405 816 1525

Phone

russellfox73106@att.net

Email

Signature of Applicant

Applicant's Name (please print)

Ken Fitzsimmons

Applicant's Mailing Address

1300 NW 17th st

City, State, Zip Code

okc, ok 73106

Phone

405 625 2115

Email ken@task-design.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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

1

A

Rec. & Ret. to:
American Eagle Title Group
410 N. Walnut, Suite 100
Oklahoma City, OK 73104

Tax I.D. No.: 045008919

Mail Tax Statement To:
Grantee
1514 NW 17th
OKC, OK 73104

After Recording Return To:
American Eagle Title Group, LLC
6805 N. Classen Ste. A
Oklahoma City, OK 73116



20140411010454230
04/11/2014 10:55:03 AM
Bk:RE12508 Pg:287 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Chris Vandegrift and Chenoa Vandegrift, husband and wife**, party of the first part, in consideration of the sum of *****TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto Russell Fox

Whose address is: **1514 NW 17th**
Oklahoma City, OK 73106

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

Lot Five (5) and Six (6), in Block Seventy-eight (78), of **UNIVERSITY ADDITION** to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

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

Chris Vandegrift
Chris Vandegrift
Chenoa Vandegrift
Chenoa Vandegrift

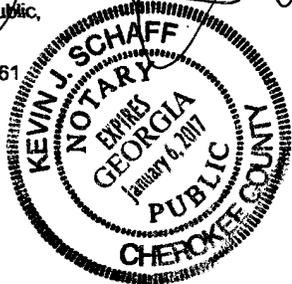
ACKNOWLEDGMENT

State of OK County of CHEROKEE ss: 3/20/14
The foregoing instrument was acknowledged before me on this 3/20/14 by **Chris Vandegrift and Chenoa Vandegrift, husband and wife**.

My Commission Expires:

Kevin J. Schaff
Notary Public,

EC No.: 1403-0003-61



20140411010454230
Filing Fee: \$13.00
Doc. Stamps: \$183.75
04/11/2014 10:55:03 AM
DEED



1403-0003-61

1/2

For SPUD application for 1514 NW 17th st okc ok

Full Legal Description:

UNIVERSITY ADDITION BLOCK 78 , LOTS 5 & 6

LETTER of Authorization
for rezoning

April 18, 2024

From: Russell Fox
1514 NW 17th st
OKC, OK 73106
russellfox73106@att.net
405 . 816 . 1525

To: City of OKC
Development Services
Subdivision and Planning
420 W Main Suite 910
OKC, OK 73102
405 297 2623

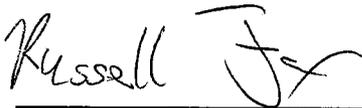
Attn: Sarah Welch or whom it may concern
sarah.welch@okc.gov

RE: Proposed rezoning for 1514 NW 17th, okc ok 73106

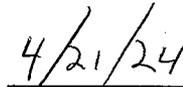
To: Whom it may concern

Please accept this letter as a request to authorize Ken Fitzsimmons of TASK design to act on our behalf to file an application for SPUD to rezone property at the above address.

Sincerely



Russell Fox



date

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R045008919** 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. } 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 Ft Radius Refer

filed in the Office of the County Assessor
on the 2 day of May, 2024

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

County Assessor
Tyler Franklin Deputy

Oklahoma County Assessor's
300ft Radius Report
5/2/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R045006790	RUSSELL TORI	No Data	No Data	16011 PENNSBURY DR	BOWIE	MD	20716-1901	UNIVERSITY ADDITION	61	0	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	61	0	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	61	0	UNIVERSITY ADDITION 061 000 LOTS 17 & 18	1601 NW 17TH ST OKLAHOMA CITY
R045161400	MAXEV INVESTMENT LLC	No Data	No Data	2604 SW 136TH ST	OKLAHOMA CITY	OK	73170-5135	NICHOLS UNIV PLACE	1	7	NICHOLS UNIV PLACE 001 007	1419 NW 17TH ST, Unit 1/2 OKLAHOMA CITY
R045161200	MAXEV INVESTMENT LLC	No Data	No Data	2604 SW 136TH ST	OKLAHOMA CITY	OK	73170-5135	NICHOLS UNIV PLACE	1	6	NICHOLS UNIV PLACE 001 006	1413 NW 17TH ST, Unit 1/2 OKLAHOMA CITY
R045163200	ANDERSON STEVEN C	No Data	No Data	1616 NW 22ND ST	OKLAHOMA CITY	OK	73106-3846	NICHOLS UNIV PLACE	2	7	NICHOLS UNIV PLACE 002 007	1523 NW 17TH ST OKLAHOMA CITY
R045163400	EPWORTH UNITED	METHODIST CHURCH	No Data	1901 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106-4255	NICHOLS UNIV PLACE	2	8	NICHOLS UNIV PLACE 002 008	1517 NW 17TH ST, Unit 1/2 OKLAHOMA CITY
R045163600	ARC INVESTMENTS LLC	No Data	No Data	1000 OLDE BRIDGE RD	EDMOND	OK	73034	NICHOLS UNIV PLACE	2	9	NICHOLS UNIV PLACE 002 009	1515 NW 17TH ST OKLAHOMA CITY
R045163800	VAN HORN CALEB & CATHERINE C	TINKLE KATIE & KEVIN	No Data	1511 NW 17TH ST	OKLAHOMA CITY	OK	73106-4288	NICHOLS UNIV PLACE	2	10	NICHOLS UNIV PLACE 002 010	1509 NW 17TH ST, Unit 1/2 OKLAHOMA CITY
R045164000	MAXEV INVESTMENT LLC	No Data	No Data	2604 SW 136TH ST	OKLAHOMA CITY	OK	73170-5135	NICHOLS UNIV PLACE	2	11	NICHOLS UNIV PLACE 002 011	1507 NW 17TH ST OKLAHOMA CITY
R045164200	HARDING FAMILY LLC	No Data	No Data	12 E CALIFORNIA AVE STE 200	OKLAHOMA CITY	OK	73104-2459	NICHOLS UNIV PLACE	2	12	NICHOLS UNIV PLACE 002 012	1503 NW 17TH ST, Unit 1/2 OKLAHOMA CITY
R045162100	OTOOLE JACKIE MALILAY	BASY ELIZABETH	CROW CHANDI MALILAY	1401 N PENN AVE	OKLAHOMA CITY	OK	73107	NICHOLS UNIV PLACE	2	1	NICHOLS UNIV PLACE 002 001 S58FT	1815 N BRAUER AVE OKLAHOMA CITY
R045006786	NONES LEN R & AMANDA E	No Data	No Data	1815 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	61	0	UNIVERSITY ADDITION 061 000 S 1/2 LOTS 13 THRU 16	1815 N MCKINLEY AVE OKLAHOMA CITY
R045009072	EVANS STEPHEN D	EVANS BARBARA	No Data	1723 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106-4240	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 S40FT LOTS 13 THRU 16	1723 N MCKINLEY AVE OKLAHOMA CITY
R045009000	DUO PROPERTIES LLC	No Data	No Data	2015 NW 10TH ST, Unit B	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 S80FT LOTS 23 & 24	1523 NW 16TH ST OKLAHOMA CITY
R045009090	AUDAX REAL ESTATE LLC	No Data	No Data	1630 NW 15TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	79	0	UNIVERSITY ADDITION 079 000 S40FT OF N100FT LOTS 13 THRU 16	1725 N MCKINLEY AVE 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
R062064680	MALILAY JOHNNY	No Data	No Data	2073 MATTERN DR	OKLAHOMA CITY	OK	73118	UNIVERSITY VIEW ADD	2	0	UNIVERSITY VIEW ADD 002 000 N90FT OF LOTS 10 11 & 12	1520 NW 16TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
5/2/2024

R062064485	MOORE KRISTI LYNN	No Data	No Data	1512 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY VIEW ADD	2	0	UNIVERSITY VIEW ADD 002 000 N140FT OF LOTS 7 8 & N90FT OF LOT 9	1512 NW 16TH ST OKLAHOMA CITY
R062064095	CITY DWELLINGS LLC	No Data	No Data	900 NW 6TH ST	OKLAHOMA CITY	OK	73106-7243	UNIVERSITY VIEW ADD	2	0	UNIVERSITY VIEW ADD 002 000 N150FT OF LOTS 5 & 6	1508 NW 16TH ST OKLAHOMA CITY
R062063900	WILSON BILLY E & SUE S TRS	WILSON TRUST	No Data	1504 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY VIEW ADD	2	0	UNIVERSITY VIEW ADD 002 000 N150FT OF LOTS 3 & 4	1504 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
R045009063	RUSSELL TORI	No Data	No Data	1608 NW 17TH ST	OKLAHOMA CITY	OK	73106-4210	UNIVERSITY ADDITION	79	0	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	79	0	UNIVERSITY ADDITION 079 000 N60FT LOTS 13 THRU 16	1727 N MCKINLEY AVE OKLAHOMA CITY
R045009009	CHRISTY ALAN M	REED STEPHEN D	No Data	1708 N MCKINLEY AE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 N60FT LOTS 23 & 24	1708 N MCKINLEY AVE OKLAHOMA CITY
R045008991	PREVICH CHAD D	No Data	No Data	1519 NW 16TH ST	OKLAHOMA CITY	OK	73106-4407	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 21 & 22	1519 NW 16TH ST OKLAHOMA CITY
R045008982	PAPS LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 19 & 20	1515 NW 16TH ST OKLAHOMA CITY
R045008973	CHRISTENSEN JAMES	GALLAGHER CHRISTENSEN LESLIE	No Data	1511 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 17 & 18	1511 NW 16TH ST OKLAHOMA CITY
R045008964	KORONA ASHTON BRISTLE	No Data	No Data	1507 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 15 & 16	1507 NW 16TH ST OKLAHOMA CITY
R045008955	SUDDERTH CASIE	QUINTTUS PETER	No Data	PO BOX 670312	DALLAS	TX	75367	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 13 & 14	1503 NW 16TH ST OKLAHOMA CITY
R045008892	SUTER COREY	No Data	No Data	1501 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS C & D	1501 NW 16TH ST OKLAHOMA CITY
R045008901	VICTORIA SUZANNE	No Data	No Data	1522 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 1 & 2	1522 NW 17TH ST OKLAHOMA CITY
R045008874	WILD BENNETT MARGARET LYNNE	BENNETT AARON LEE	No Data	1421 NW 16TH ST	OKLAHOMA CITY	OK	73106-4405	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 23 & 24	1421 NW 16TH ST OKLAHOMA CITY
R045008865	BLOUNT ARCHIE	No Data	No Data	2200 MARK RD	EDMOND	OK	73003	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 21 & 22	1417 NW 16TH ST OKLAHOMA CITY
R045008910	BIRGANI REZA MOULAIE	ZADEH MOHAMMAD SHAROONI	SHAROONI KERAMIT	1518 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 3 & 4	1518 NW 17TH ST OKLAHOMA CITY
R045008919	FOX RUSSELL	No Data	No Data	1514 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 5 & 6	1514 NW 17TH ST OKLAHOMA CITY
R045008928	WOLFORD HELEN E	No Data	No Data	1510 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 7 & 8	1510 NW 17TH ST OKLAHOMA CITY

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R045008937	STERLING LAURIE	No Data	No Data	1506 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 9 & 10	1506 NW 17TH ST OKLAHOMA CITY
R045008946	THOMAS CHRIS & CYNTHIA	No Data	No Data	1502 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	78	0	UNIVERSITY ADDITION 078 000 LOTS 11 & 12	1502 NW 17TH ST OKLAHOMA CITY
R045008883	CV PREMIUM PROPERTIES LLC	No Data	No Data	5409 NW 122ND TER	OKLAHOMA CITY	OK	73162	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS A & B	1424 NW 17TH ST OKLAHOMA CITY
R045008775	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 1 & 2	1422 NW 17TH ST OKLAHOMA CITY
R045008784	NICHOLS DONALD C & P	No Data	No Data	1420 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 3 & 4	1420 NW 17TH ST OKLAHOMA CITY
R045163000	ROSE DAVID & ANNA FAYE TRUST	No Data	No Data	PO BOX 322	OKLAHOMA CITY	OK	73101	NICHOLS UNIV PLACE	2	6	NICHOLS UNIV PLACE 002 006	1520 NW 18TH ST OKLAHOMA CITY
R045162800	RED PRAIRIE LLC	No Data	No Data	500 WAR ADMIRAL CT	EDMOND	OK	73025-7913	NICHOLS UNIV PLACE	2	5	NICHOLS UNIV PLACE 002 005	1514 NW 18TH ST OKLAHOMA CITY
R045162600	DODD CHRISTOPHER MORGAN	No Data	No Data	1512 NW 18TH ST	OKLAHOMA CITY	OK	73106-4214	NICHOLS UNIV PLACE	2	4	NICHOLS UNIV PLACE 002 004	1512 NW 18TH ST OKLAHOMA CITY
R045162400	NATIVE PRIDE HOMES LLC	No Data	C/O JUAN S HUAMAN	1411 NW 21ST ST	OKLAHOMA CITY	OK	73106	NICHOLS UNIV PLACE	2	3	NICHOLS UNIV PLACE 002 003	1510 NW 18TH ST OKLAHOMA CITY
R045162200	NATIVE PRIDE HOMES LLC	No Data	C/O JUAN S HUAMAN	1411 NW 21ST ST	OKLAHOMA CITY	OK	73106	NICHOLS UNIV PLACE	2	2	NICHOLS UNIV PLACE 002 002	1504 NW 18TH ST OKLAHOMA CITY
R062063705	OMEGA INVESTMENTS LLC	No Data	No Data	20 NW 13TH, Unit 200	OKLAHOMA CITY	OK	73103	UNIVERSITY VIEW ADD	2	0	UNIVERSITY VIEW ADD 002 BEG NE/C LOT 1 TH S76FT W50FT N76FT E50FT TO BEG CONT .09 AC MORE OR LESS	1500 NW 16TH ST OKLAHOMA CITY



MASTER DESIGN STATEMENT SPUDXXXXX

1514 NW 17th St.

May 2, 2024

Prepared by Ken Fitzsimmons, architect of TASK design

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, 2010).

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.

This site will be developed in accordance with the regulation of the R-2 General Residential District (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

- 8200.12 multi family residential
- 8200.14 single family residential
- 8200.15 three and four family residential
- 8200.16 two family residential
- 8250.16 murals

2. Maximum Building Height: Up to 2.5 stories 35-ft.

3. **Maximum Building Size:** The maximum building lot coverage shall not exceed 75%.
4. **Maximum Number of Buildings:** There shall be a maximum of up to two structures. There shall be a maximum of up to four dwelling units total on the property. Existing house to remain unless damaged beyond feasible repair. Existing house may be developed into a duplex. Existing garage may be demolished or renovated/ added on to accommodate additional dwelling units.
5. **Building Setback Lines**
Front-northwest 17th: 25-feet -front porch may encroach up to 6 feet
Rear-south Alley: 0-feet
West side: New structures and additions to be setback 3 feet minimum. Where existing garage or house is less than 3 ft from property line then additions may align with existing west side walls.
East Side- New structures and additions to be setback 3 feet minimum. Where existing garage or house is less than 3 ft from property line then additions may align with existing east side walls.
6. **Sight-proof Screening:** Sight proof screening shall not be required. A fence up to 8 ft tall shall be permitted along property lines. Fence may be constructed of materials per below II.1 Architecture regulations. If new head in parking, facing neighbors, is provided, then a 3' wide min landscape buffer to be provided, in addition to a new 6' tall min. solid fence , in front of the head in parking spaces.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs :** No signage allowed
9. **Access:** On-site parking spaces may be accessed by the existing drive from NW 17th St. plus head in access to garage or covered or surface parking along the alley. If there is not a garage or parking along the alley, then up to one drive from the alley may be provided. Alley driveway and may be up to 12 ft wide.

Driveways and parking spaces, located on private property, may be constructed of compacted decomposed or crushed granite or screenings contained within concrete curb or steel edging.
10. **Sidewalks:** Existing walk way along NW 17th to remain. No new sidewalks required.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture

Permitted exterior wall finish materials include wood, fiber cement, or composite panel or lap siding, masonry, EIFS, stucco, architectural metal panel which may be of a corrugated profile, polycarbonate panels, composite decking, exposed wood or metal, welded wire panels. Cladding may be attached with exposed fasteners.

Roof may be of any configuration, material or pitch

2. Street Improvements

N/A

3. Other

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, 2010, as amended.

5. Dumpsters

No dumpsters shall be permitted

6. Parking For single family use structures- up to 2 onsite parking spaces minimum per structure. For more than single family use- 1 onsite space minimum to be provided per dwelling unit. Covered parking or garage parking shall count toward the parking requirements. All parking spaces, to be located behind the front building wall. Existing drive is adequate for existing house if it remains in use as a single family residence.

A minimum aisle width of 22 feet shall be allowed for maneuvering for head in parking. A minimum aisle width of 10 feet shall be allowed for shared access drive to onsite parking. No minimum distance required between house and access drive(s) with a concrete curb or engineered barrier or foundation that extends 18” min. above drive.

Driveways and parking spaces, located on private property, may be constructed of compacted decomposed or crushed granite or screenings contained within concrete curb.

7. Maintenance

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

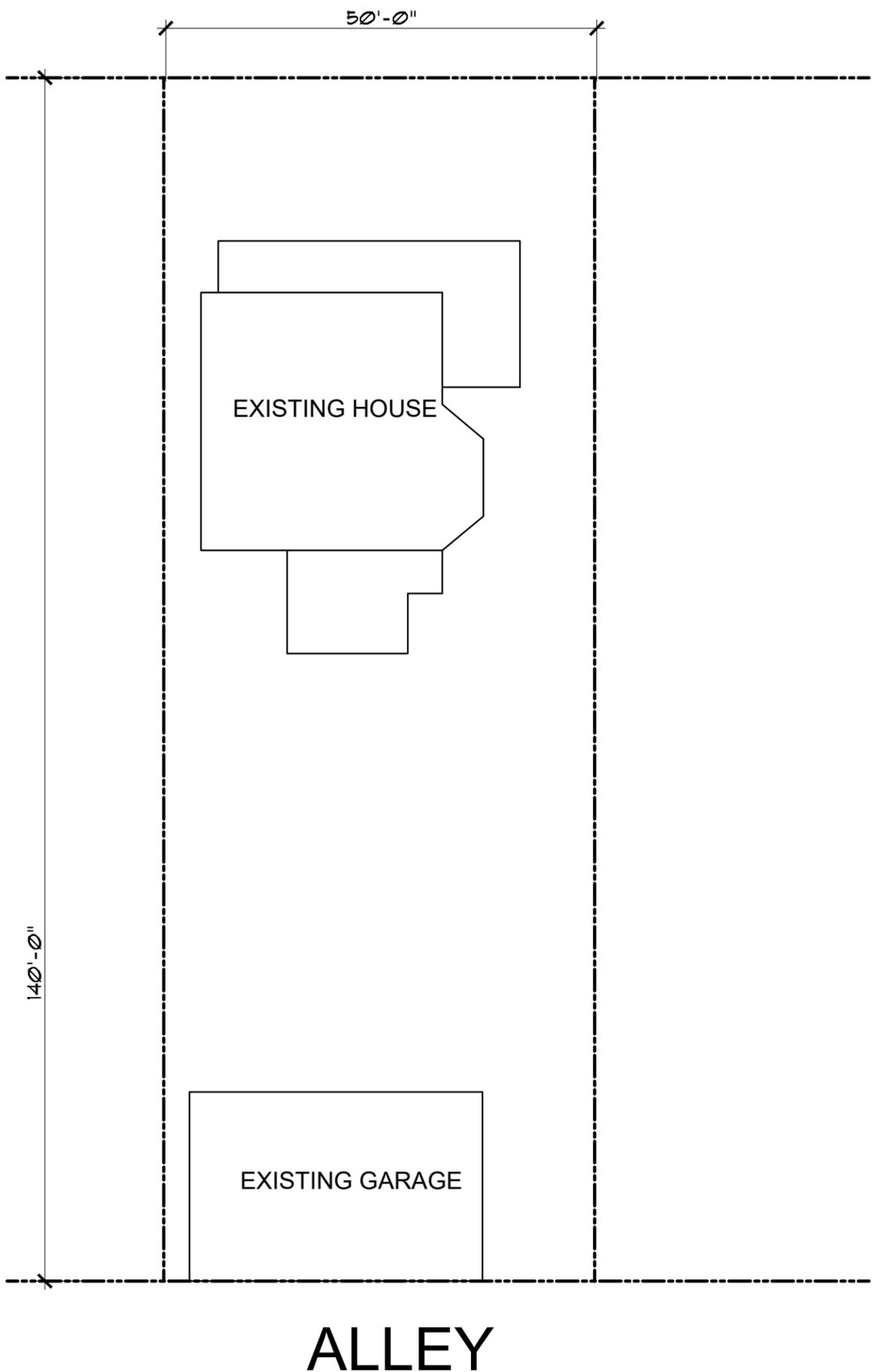
8. Drainage

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

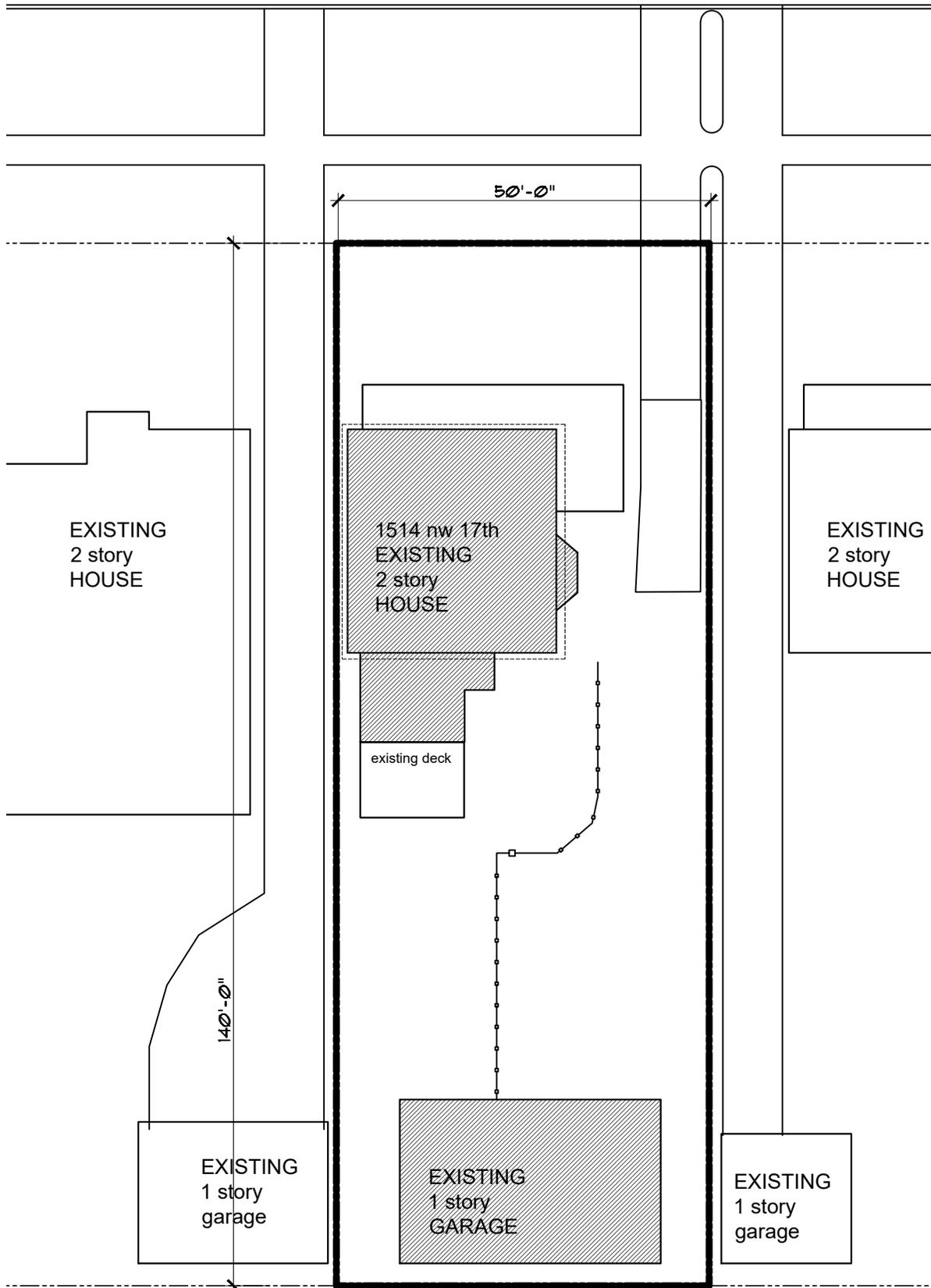
NW 17th



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

NW 17th



EXISTING
2 story
HOUSE

1514 nw 17th
EXISTING
2 story
HOUSE

EXISTING
2 story
HOUSE

existing deck

EXISTING
1 story
garage

EXISTING
1 story
GARAGE

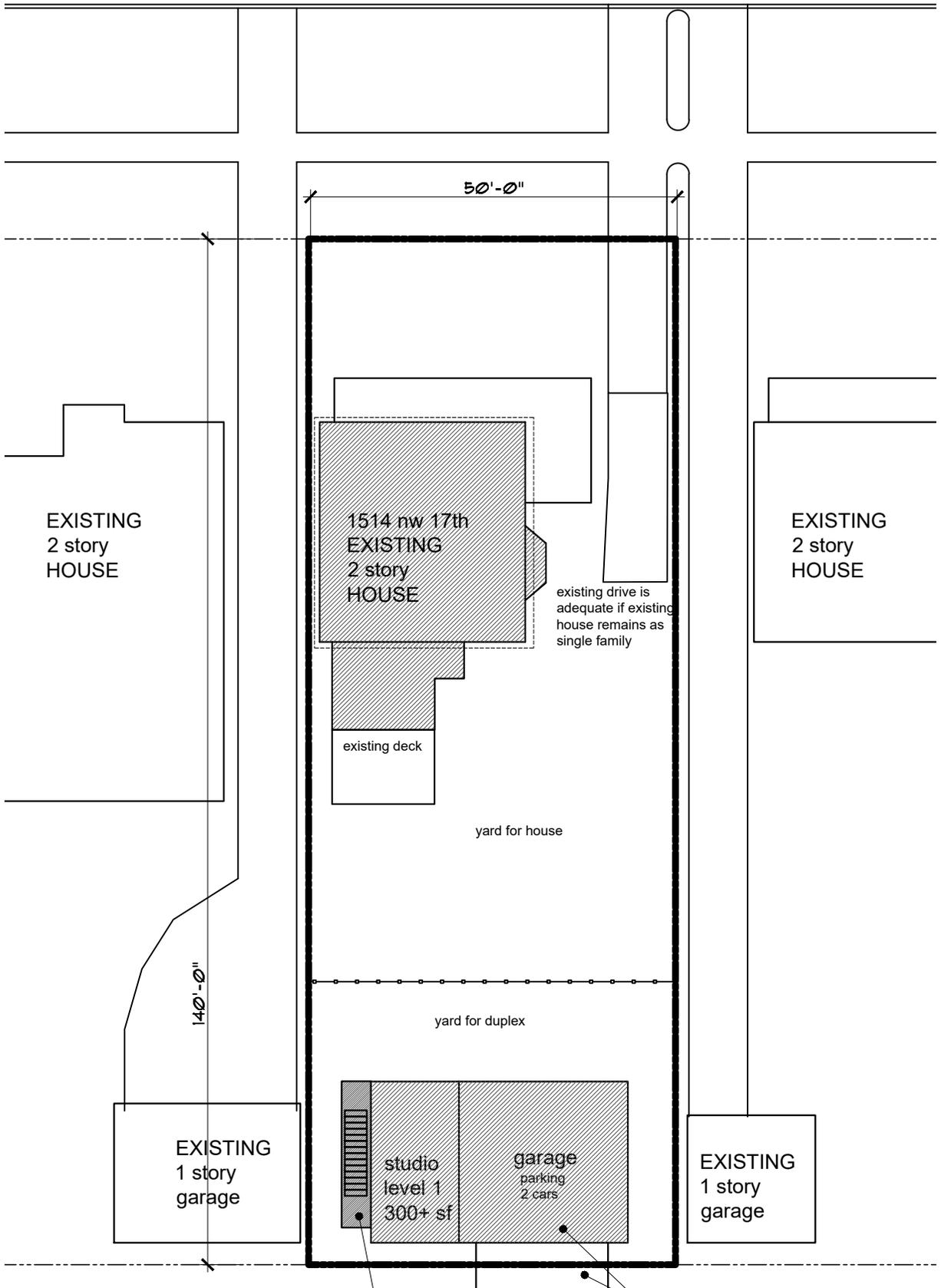
EXISTING
1 story
garage

ALLEY



EXISTING SITE PLAN

SCALE: 1" = 20'-0"



new entry and stair addition to new upper level unit above existing garage

potential to add drive/ relocate garage doors to alley side so tenants may access and share 2 car garage

ALLEY

this site plan is conceptual in nature to show a potential option specific configuration to be determined



SITE PLAN CONCEPT

2021 11 20 11:00 AM