



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>

Staff Use Only	1625
Case No.: SPUD	
File Date:	3-28-24
Ward No.:	W6
Nbhd. Assoc.:	CLASSEN TEN-PENN
School District:	OKC
Extg Zoning:	SPUD-1225
Overlay:	

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

1801 NW 14th Street

Project Name

1801 NW 14th Street

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

To develop 3 single-family residences

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):

OMEGA INVESTMENTS, LLC

Name

20 NW 13th St., Unit 200

Mailing Address

Oklahoma City, OK, 73103

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



DOC STAMPS: \$300.00

Property Address: 1801 NW 14th St, Oklahoma City, OK 73106

Buyer Mailing Address: 1720 N Shartel Ave, Unit C, Oklahoma City, OK 73103

WARRANTY DEED
(Oklahoma Statutory Form)

That **Cray Construction 2, LLC, an Oklahoma limited liability company**, Party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Omega Investments, LLC, 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:

Lots Twenty-three (23) and Twenty-four (24), of Block Two (2), in WARE'S SUBDIVISION to Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 part of the second part, heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements and restrictions of record.

Signed and delivered this 17th day of May, 2023.

Cray Construction 2, LLC, an Oklahoma limited liability company

BY: 

Chad Raymond
Manager

ACKNOWLEDGMENT

State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 17th of May, 2023, personally appeared Chad Raymond, to me known to be the identical person who subscribed the name of the maker thereof of the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


Teresa Koeppe, Notary Public

Commission Expires: 5/19/2023



OKLAHOMA PRIME TITLE
13913 QUAIL POINTE DR. STE A
OKLAHOMA CITY, OK 73134
FILE NO. 202300279

Deed Presented for Filing By: Oklahoma Prime Title & Escrow, LLC

File No.: 202300279

Name of Title Insurer: American Eagle Title Insurance Company

LEGAL DESCRIPTION

Lots Twenty-three (23) and Twenty-four (24), of Block Two (2), in WARE'S SUBDIVISION to Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 15462, Page 1756, Oklahoma County, Oklahoma.

OMEGA INVESTMENTS, LLC
20 NW 13th St, Unit 200
Oklahoma City, OK, 73103
PH: ()

March 22, 2024

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

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

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

Respectfully Submitted,



Signature

Nathan Cao / OWNER

Print Name/Title

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

March 28, 2024

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

Attention: Ms. Sarah Welch

RE: 1801 NW 14th Street: SPUD Submittal

Dear Ms. Welch:

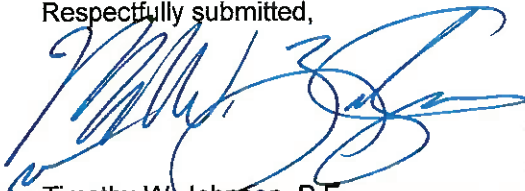
On behalf of our client, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1801 NW 14th Street in Northwest Oklahoma City. The subject site is currently zoned SPUD-1225, with a base of R-1, "Single-Family Residential". The proposed SPUD is seeking to add a use that would allow for live/work units on the site. This low-impact development will provide a new and diverse use to the area and the project's occupants.

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

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

Please review the following information for its completeness and place this application on the Planning Commission docket of **May 9, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



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

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[3163 004 / PUD]

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R062632270 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.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

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

filed in the office of the County Assessor
on the 26 day of March, 2024

Given under my hand and official seal this
26 day of March, 2024

County Assessor

Tyler Franklin Deputy

Oklahoma County Assessor's
300ft Radius Report
3/26/2024

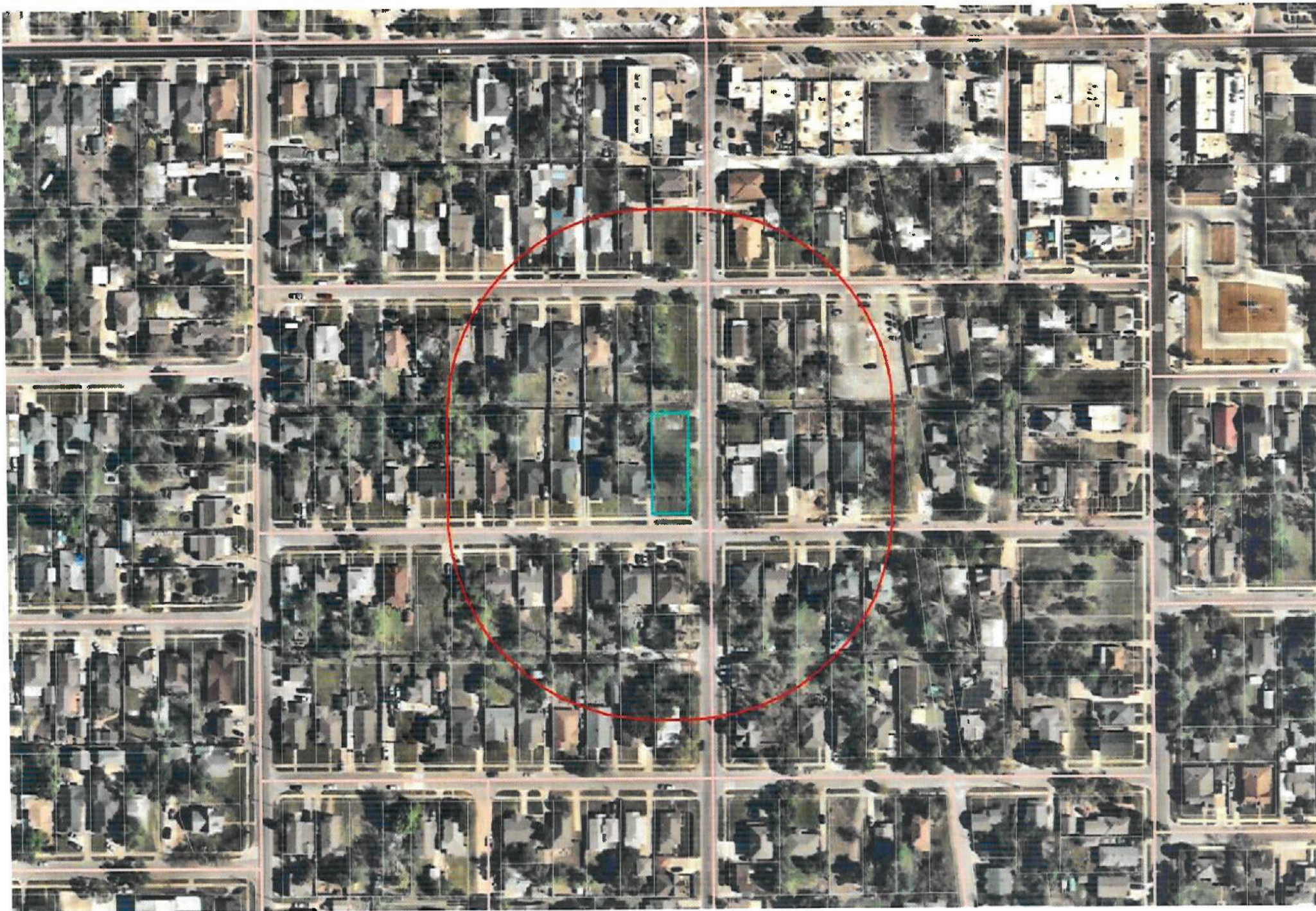
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	
R062626120	ANDERSON CHRISTOPHER A	No Data	No Data	CMR 480 BOX 934	APO	AE	9128	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 33 & 34	1731 NW 13TH ST OKLAHOMA CITY
R062626040	WTV PROPERTIES LLC	No Data	No Data	209 W 2ND ST	EDMOND	OK	73003	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 29 THRU 32	1735 NW 13TH ST OKLAHOMA CITY
R062628520	PARKHURST GUY W	CAPPS SHIRLEY	No Data	624 NE 16TH ST	OKLAHOMA CITY	OK	73104-4629	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 47 & 48	1801 NW 13TH ST OKLAHOMA CITY
R062628440	BARRIOS RAFAEL	No Data	No Data	1805 NW 13TH ST	OKLAHOMA CITY	OK	73106-2007	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 45 & 46	1805 NW 13TH ST OKLAHOMA CITY
R062628360	KONSLER RODNEY	No Data	No Data	1809 NW 13TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 43 & 44	1809 NW 13TH ST OKLAHOMA CITY
R062628280	SANTIZO ODELSI I	CARRILLO GREGORIA	No Data	2017 N WESTAIRE ST	BETHANY	OK	73008	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 41 & 42	1815 NW 13TH ST OKLAHOMA CITY
R062628200	CARRILLO ISMAEL	No Data	No Data	1817 NW 13TH ST	OKLAHOMA CITY	OK	73106-2007	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 39 & 40	1817 NW 13TH ST OKLAHOMA CITY
R062628120	TRAN JOSHUA	TRAN ROSALYN	No Data	1821 NW 13TH ST	OKLAHOMA CITY	OK	73106-2007	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 37 & 38	1821 NW 13TH ST OKLAHOMA CITY
R062626760	CHANHSOMBATH BOUALA & DAMKEO	No Data	No Data	9425 SW 41ST ST	OKLAHOMA CITY	OK	73179	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 S50FT OF LOTS 1 THRU 4	1413 N INDIANA AVE OKLAHOMA CITY
R062627160	MINDEL ADAM	No Data	No Data	12301 WILSHIRE BLVD STE 206	LOS ANGELES	CA	90025	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 13 & 14	1824 NW 14TH ST OKLAHOMA CITY
R062627080	SFR3 000 LLC	No Data	No Data	228 PARK AVE S, Unit 73833	NEW YORK	NY	10003	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 11 & 12	1820 NW 14TH ST OKLAHOMA CITY
R062627000	RUTTAN NICHOLAS	No Data	No Data	1816 NW 14TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 9 & 10	1816 NW 14TH ST OKLAHOMA CITY
R062626920	PANIC PROPERTIES LLC	No Data	No Data	PO BOX 30864	EDMOND	OK	73003-0015	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 7 & 8	1812 NW 14TH ST OKLAHOMA CITY
R062626840	ESMINDA CONTRERAS FAMILY REV TRUST	No Data	No Data	1810 NW 14TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 LOTS 5 & 6	1810 NW 14TH ST OKLAHOMA CITY
R062626680	SIMOM TONY & PHONE	SIMOM JOHN	No Data	1806 NW 14TH ST	OKLAHOMA CITY	OK	73106-2016	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 N90FT OF LOTS 3 & 4	1804 NW 14TH ST OKLAHOMA CITY
R062625960	WTV PROPERTIES LLC	No Data	No Data	209 W 2ND ST	EDMOND	OK	73003-3738	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 27 & 28	1742 NW 14TH ST OKLAHOMA CITY
R062626600	HUFFMAN HOMES LLC	No Data	No Data	1528 NW 174TH CIR	EDMOND	OK	73012	COLLEGE ADDITION		9	0	COLLEGE ADDITION 009 000 N90FT OF LOTS 1 & 2	1800 NW 14TH ST OKLAHOMA CITY
R062625880	WTV PROPERTIES LLC	No Data	No Data	209 W 2ND ST	EDMOND	OK	73003-3738	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 25 & 26	1738 NW 14TH ST OKLAHOMA CITY
R062625800	DRYE DUSTIN	No Data	No Data	1734 NW 14TH ST	OKLAHOMA CITY	OK	73106-2014	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 23 & 24	1734 NW 14TH ST OKLAHOMA CITY
R062625720	BROCHU GLENDA C	No Data	No Data	1730 NW 14TH ST	OKLAHOMA CITY	OK	73106-2014	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 21 & 22	1730 NW 14TH ST OKLAHOMA CITY
R062625640	COYNE WAYNE	No Data	No Data	151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION		8	0	COLLEGE ADDITION 008 000 LOTS 18 THRU 20 & THAT PT LOT 17 LYING WEST OF GATEWOOD BLVD	1726 NW 14TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
3/26/2024**

R062621560	DE LEON REDUCINDA PETRONILA DE LEON	No Data	No Data	1829 NW 14TH ST	OKLAHOMA CITY	OK	73106-2015	COLLEGE ADDITION	0	0	COLLEGE ADDITION 000 000 LOTS 21 & 22 IN BLK B & LOTS 33 & 34 IN BLK 4	1829 NW 14TH ST OKLAHOMA CITY
R062621640	LE LAN T	No Data	No Data	3008 SW 111TH ST	OKLAHOMA CITY	OK	73170	COLLEGE ADDITION	0	0	COLLEGE ADDITION 000 000 LOTS 23 & 24 IN BLK B & LOTS 35 & 36 IN BLK 4	1825 NW 14TH ST OKLAHOMA CITY
R062632220	PANIC PROPERTIES LLC	No Data	No Data	PO BOX 30864	EDMOND	OK	73003-0015	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 13 & 14	1821 NW 14TH ST OKLAHOMA CITY
R062632230	5M CONTRACTING LLC	No Data	No Data	6031 ROBINSON ST	JUPITER	FL	33458	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 15 & 16	1817 NW 14TH ST OKLAHOMA CITY
R062632240	CHANSOMBATT SEESAVAD & B	No Data	No Data	1815 NW 14TH ST	OKLAHOMA CITY	OK	73106-2015	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 17 & 18	1815 NW 14TH ST OKLAHOMA CITY
R062632250	HARALSON HUNTER A	HAKALA KERILEE M	No Data	1809 NW 14TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 19 & 20	1809 NW 14TH ST OKLAHOMA CITY
R062632260	ALLEN WAYNE	JAMES LESLIE A	No Data	1805 NW 14TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 21 & 22	1805 NW 14TH ST OKLAHOMA CITY
R062632270	OMEGA INVESTMENTS LLC	No Data	No Data	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 23 & 24	1801 NW 14TH ST OKLAHOMA CITY
R062624280	MALILAY JOHNNY	No Data	No Data	2073 MATTERN DR	OKLAHOMA CITY	OK	73118	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 29 & 30	1743 NW 14TH ST OKLAHOMA CITY
R062624360	RUACH PROPERTY MANAGEMENT LLC	No Data	No Data	1831 NW 16TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 31 & 32	1739 NW 14TH ST OKLAHOMA CITY
R062624600	VERDUGO LLC	No Data	No Data	2316 N BARNES AVE	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 37 & 38 & THAT PT OF LOT 39 ADJ GATEWOOD AVE ON W	1729 NW 14TH ST OKLAHOMA CITY
R062620840	LOPEZ RICARDO	MACIAS LOPEZ MA ERNESTINA	No Data	1828 NW 15TH ST	OKLAHOMA CITY	OK	73111	COLLEGE ADDITION	00B	0	COLLEGE ADDITION 00B 000 LOTS 3 & 4	1828 NW 15TH ST OKLAHOMA CITY
R062620800	RODRIGUEZ MIGUEL ANGEL	No Data	No Data	1824 NW 15TH ST	OKLAHOMA CITY	OK	73106-2024	COLLEGE ADDITION	00B	0	COLLEGE ADDITION 00B 000 LOTS 1 & 2	1824 NW 15TH ST OKLAHOMA CITY
R062632210	HERNANDEZ SAIZ MARIO	LUJAN PORFIDIO	No Data	1820 NW 15TH ST	OKLAHOMA CITY	OK	73106-2024	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 11 & 12	1820 NW 15TH ST OKLAHOMA CITY
R062632200	JOHNSON MICHAEL J	JOHNSON LAUREN	No Data	1816 NW 15TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 9 & 10	1816 NW 15TH ST OKLAHOMA CITY
R062632180	LONG STEPHEN R	BALP MICHAEL	No Data	1812 NW 15TH ST	OKLAHOMA CITY	OK	73106-2024	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 7 & 8	1812 NW 15TH ST OKLAHOMA CITY
R062632170	VO VIVIAN	No Data	No Data	11701 COPPER TRAIL LN	OKLAHOMA CITY	OK	73170	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 5 & 6	1808 NW 15TH ST OKLAHOMA CITY
R062624200	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 27 & 28	1744 NW 15TH ST OKLAHOMA CITY
R062632160	BOGARD JASMINE S	No Data	No Data	PO BOX 2205	OKLAHOMA CITY	OK	73101	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 3 & 4	1804 NW 15TH ST OKLAHOMA CITY
R062624120	BLACKWELDER LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 25 & 26	1738 NW 15TH ST OKLAHOMA CITY
R062632150	LYRIC IN THE PLAZA LLC	No Data	No Data	1727 NW 16TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	2	0	WARES SUB ADDITION 002 000 LOTS 1 & 2	1800 NW 15TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
3/26/2024

R062624040	MASON REALTY INVESTORS LLC	No Data	No Data	1015 N BROADWAY AVE, Unit 130	OKLAHOMA CITY	OK	73102-5849	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 23 & 24	1736 NW 15TH ST OKLAHOMA CITY
R062623960	MASON REALTY INVESTORS LLC	No Data	No Data	1015 N BROADWAY AVE, Unit 130	OKLAHOMA CITY	OK	73102-5849	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 ALL LOTS 20 THRU 22 & PT OF LOTS 18 & 19 LYING W OF FOLLOWING DESCRIBED LINE BEG 10.42FT E OF NW/C LOT 19 SWLY TO PT IN S LINE LOT 18 23.67FT W OF SE/C LOT 18	1724 NW 15TH ST OKLAHOMA CITY
R062632130	SHADE JACK L	No Data	No Data	1801 NW 15TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	1	0	WARES SUB ADDITION 001 000 S96FT OF LOTS 23 & 24	1801 NW 15TH ST OKLAHOMA CITY
R062632080	BELL MORGAN	AYALA JASON	No Data	1821 NW 15TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	1	0	WARES SUB ADDITION 001 000 LOTS 13 & 14	1821 NW 15TH ST OKLAHOMA CITY
R062632090	ALVARADO DE RENDON VICENTA	RENDON MARIA ISABEL	No Data	1817 SW 51ST ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	1	0	WARES SUB ADDITION 001 000 LOTS 15 & 16	1817 NW 15TH ST OKLAHOMA CITY
R062632100	DELGADO VELIA	OZUNA MARTIN	No Data	1813 NW 15TH ST	OKLAHOMA CITY	OK	73106-2023	WARES SUB ADDITION	1	0	WARES SUB ADDITION 001 000 LOTS 17 & 18	1813 NW 15TH ST OKLAHOMA CITY
R062632110	RUACH PROPERTY MANAGEMENT LLC	No Data	No Data	1831 NW 16TH ST	OKLAHOMA CITY	OK	73106	WARES SUB ADDITION	1	0	WARES SUB ADDITION 001 000 LOTS 19 & 20	1809 NW 15TH ST OKLAHOMA CITY
R062632120	RODAS VICTOR HUGO	No Data	No Data	1805 NW 15TH ST	OKLAHOMA CITY	OK	73106-2023	WARES SUB ADDITION	1	0	WARES SUB ADDITION 001 000 LOTS 21 & 22	1805 NW 15TH ST OKLAHOMA CITY
R062622950	CHANSOMBAT K R & SENGDEUANE	No Data	No Data	2073 MATTERN DR	OKLAHOMA CITY	OK	73118-1911	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 LOTS 29 THRU 31	1700 N INDIANA AVE OKLAHOMA CITY
R062623000	RINEARSON KEITH	CREEL KEVIN	No Data	6116 COLONY LN	OKLAHOMA CITY	OK	73112-7397	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 LOTS 32 & 33	0 UNKNOWN OKLAHOMA CITY
R062623080	SALAZAR TOMASA TORRES	CORTES MARIA	SALAZAR ANGELICA C	1735 NW 15TH ST	OKLAHOMA CITY	OK	73106-2063	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 LOTS 34 & 35	1735 NW 15TH ST OKLAHOMA CITY
R062624445	WALLER HOMES LLC	No Data	No Data	1735 NW 14TH ST, Unit B	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	5	34	COLLEGE ADDITION 005 034	1735 NW 14TH ST OKLAHOMA COUNTY
R062624440	WALLER HOMES LLC	No Data	No Data	1735 NW 14TH ST, Unit A	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	5	33	COLLEGE ADDITION 005 033	1735 NW 14TH ST OKLAHOMA CITY
R062624525	SIEVERT DONITA JAN & ROBERT	No Data	No Data	1348 CHAPEL ROYAL CT	MONUMENT	CO	80132	COLLEGE ADDITION	5	36	COLLEGE ADDITION BLK 005 LOT 036	1731 NW 14TH ST, Unit A OKLAHOMA CITY
R062624520	SIEVERT DONITA JAN & ROBERT	No Data	No Data	1348 CHAPEL ROYAL CT	MONUMENT	CO	80132	COLLEGE ADDITION	5	0	COLLEGE ADDITION BLK 005 LOT 035	1731 NW 14TH ST, Unit B OKLAHOMA CITY



SPUD _____ MASTER DESIGN STATEMENT

1801 NW 14th St.

March 28, 2024

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

I. SPECIAL DEVELOPMENT REGULATIONS:

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

1. This site will be developed in accordance with the regulation of **R-1 "Single-Family Residential" District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

- Single Family Residential (8200.14)
- Live/Work Units (8200.4). Small scale commercial uses shall be

- permitted within this SPUD on the ground floor of the structure.
- Community Recreation: Property Owners Association (8250.3)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Minimum Lot Size:

2,500 sf

4. Maximum Building Size:

There shall be no maximum building size within this SPUD.

5. Minimum Lot Width:

40 feet

6. Maximum Building Coverage:

75%

7. Maximum Number of Buildings:

Three (3), does not include accessory structures.

8. Building Setback Lines:

14th Street: 15 feet (front porch may encroach 5 feet into setback)

Indiana Ave.: 5 feet

Alley Setback: 5 feet

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

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

9. Sight-proof Screening & Fencing:

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

10. Landscaping:

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

11. Signs:

Signage will not be permitted for this parcel.

12. Access:

One access point shall be permitted from NW 14th Street. Two driveways shall be permitted from Indiana Avenue in addition to the driveway permitted via the existing platted alley. Shared access via adjacent tracts may occur with recorded cross access agreements. Access shall also be permitted from the existing platted alley subject to the approval of the Public Works Department.

13. Parking Regulations:

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2010, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep. Driveways shall be a minimum 18 feet in length from the back of sidewalk.

One parking space per unit shall be required. On-street parking may suffice for any proposed commercial space on the ground floor of each unit.

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

14. Sidewalks:

There is an existing 5-foot sidewalk along NW 14th Street. Should the existing sidewalk be damaged or removed during construction, the developer shall be

required to repair/reinstall said sidewalk. A 5-foot sidewalk will be installed along N Indiana Avenue.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

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

If the home on the southernmost lot does not have its front facing NW 14th Street than it shall have an architectural feature along 14th street providing the appearance of a front porch or similar feature. This porch or feature shall be permitted to encroach 5 feet into the setback.

2. Open Space:

N/A

3. Street Improvements:

A private drive may be constructed within the existing platted alley.

4. Platting:

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

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

5. Other:

5.1 Lighting: N/A

5.2 Dumpsters: N/A

5.3 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

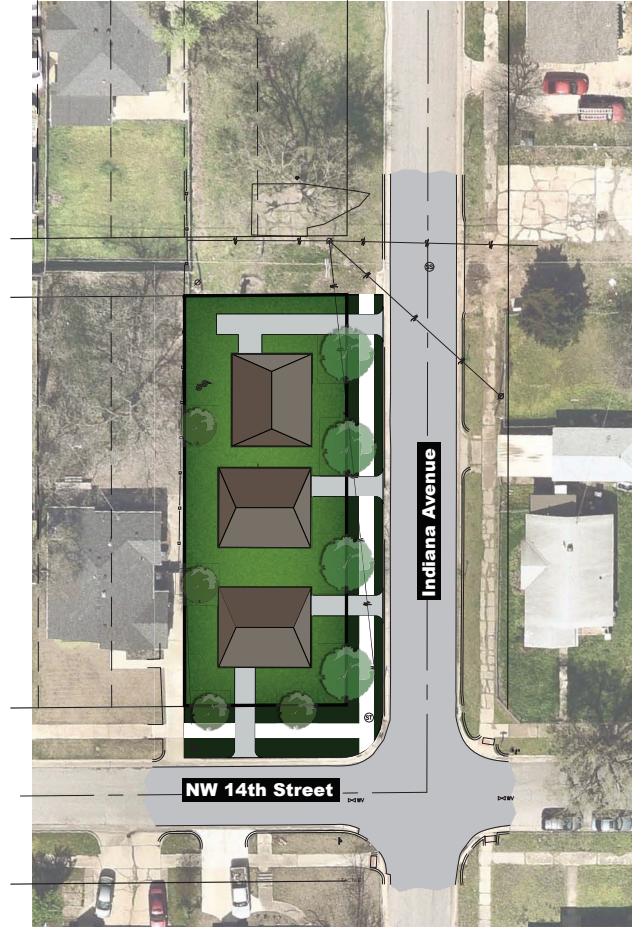
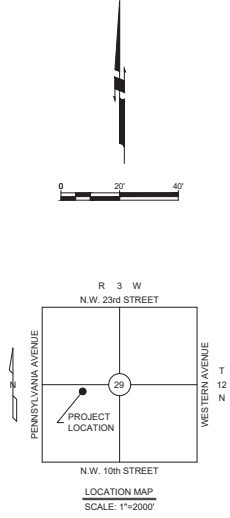
Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

NW 14th Street and Indiana Avenue Development

Lots Twenty-three (23) and Twenty-four(24), of Block Two(2), in WARE'S
SUBDIVISION to Oklahoma County, Oklahoma, according to the recorded plat thereof.



Conceptual site plan showing feasible option
permitted under proposed rezoning

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1801 N.W. 14th Street
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
EXHIBIT B

REVISIONS		DATE
NO.	DESCRIPTION	

JA

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• ENGINEER • SURVEYOR • PLANNER •

1801 N.W. 14th STREET
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
EXHIBIT B

Proj. No.	4312
Date	04-30-19
Scale	1"=20'
Surveyed By	CS
Drawn By	WJM
Approved By	MJ

SHEET NUMBER
1