



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 LONGHOUSE

Project Name

1615 & 1621 N ELLISON AVE., OKC, OK 73106

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

Staff Use Only:	1638
Case No.: SPUD	
File Date:	5-15-24
Ward No.:	W6
Nbhd. Assoc.:	Classen Ten-Penn/Plaza District
School District:	OKC
Extg Zoning:	R-1 / R-4
Overlay:	UC

40,498.8 Square Feet

ReZoning Area (Acres or Square Feet)

COMBINE TWO LOTS TO R-4 ZONING FOR MULTI-FAMILY DEVELOPMENT

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):

Kolby Dougherty, Manager Plaza Place Apt

Name

PO BOX 1865

Mailing Address

Oklahoma City, OK 73101

City, State, Zip Code

704 654 1549

Phone

kolby@eaglecreekokc.com

Email

Adam Lanman

Digitally signed by Adam Lanman

Date: 2024.05.15 11:34:13 -05'00'

Signature of Applicant

Adam Lanman, AIA

Applicant's Name (please print)

718 W Sheridan Ave.

Applicant's Mailing Address

OKC, OK 73102

City, State, Zip Code

405-820-7191

Phone

adam@atelieral.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.



QUIT CLAIM DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 484597-4
No Owner's Policy to be issued.

THIS INDENTURE, made this 18 day of January, 2023 between **Blue Mountain Realty, LLC**, an Oklahoma limited liability company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and **Plaza Place Apartment, LLC**, party of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

The South 75 feet of Lots Three (3) and Six (6), and the South 60 feet of the North 75 feet of Lot Three (3), in Block Three (3), of SUMMERS PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 060081400

Grantee's Mailing Address: P.O. Box 1865, Oklahoma City, OK 73101

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, his/her/their/its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Manager this 18 day of January, 2023.

Blue Mountain Realty, LLC

BY: Kolby John Dougherty
Kolby John Dougherty, Manager

484597-4
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 18 day of January, 2023, personally appeared, Kolby John Dougherty, to me well known to be the identical person who subscribed the name of the maker thereof to 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.

Commission Expires: _____

RETURN TO:
P.O. Box 1865
Oklahoma City, OK 73101

Filing Fees: \$18.00





QUIT CLAIM DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1209454
No Owner's Policy to be issued.

THIS INDENTURE, made this 18 day of January, 2023 between **Blue Mountain Realty, LLC, an Oklahoma limited liability company**, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and **Plaza Place Apartments, LLC**, party of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

The South 60 feet of the North 75 feet of Lot Six (6), in Block Three (3), of SUMMER'S PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 060081600

Grantee's Mailing Address: P.O. Box 1865, Oklahoma City, OK 73401

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, his/her/their/its heirs and assigns forever, so that neither the said party of the first part nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Manager this 18 day of January, 2023.

Blue Mountain Realty, LLC

BY: Kolby John Dougherty
Kolby John Dougherty, Manager

1209454
LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 18 day of January, 2023, personally appeared, Kolby John Dougherty, to me well known to be the identical person who subscribed the name of the maker thereof to 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.

Commission Expires: 07/17/24

RETURN TO:
Stewart Title of Oklahoma, Inc.
5101 Gaillardia Corporate Place, Suite C
Oklahoma City, OK 73142

Filing Fees: \$18.00



LEGAL DESCRIPTION

1615 N ELLISON AVE OKLAHOMA CITY, OKLAHOMA 73106:

SUMMERS PLACE ADD 003 000 S135FT LOT 3 & S75FT LOT 6

1621 N ELLISON AVE OKLAHOMA CITY, OKLAHOMA 73106:

SUMMERS PLACE ADD 003 006 S60FT OF N75FT

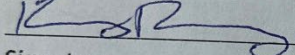
LETTER OF AUTHORIZATION

I, Plaza Place Apartments _____ authorize,
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):

1621 North Ellison Ave., Oklahoma City, OK 73106 & ~~1615 North Ellison Ave., Oklahoma City, OK~~

By: 
Signature

Title: Manager
Manager / Proprietor

Date: 5/12/24
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R060081600** and **R060081400** 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.

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 Red-It

filed in the office of the County Assessor
on the 9 day of May, 20 24

Given under my hand and official seal this
9 day of May, 20 24

County Assessor

Tyler Franklin Deputy



Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr. #313 , Oklahoma City Oklahoma 73102

(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

Open Records Request

Fee Receipt

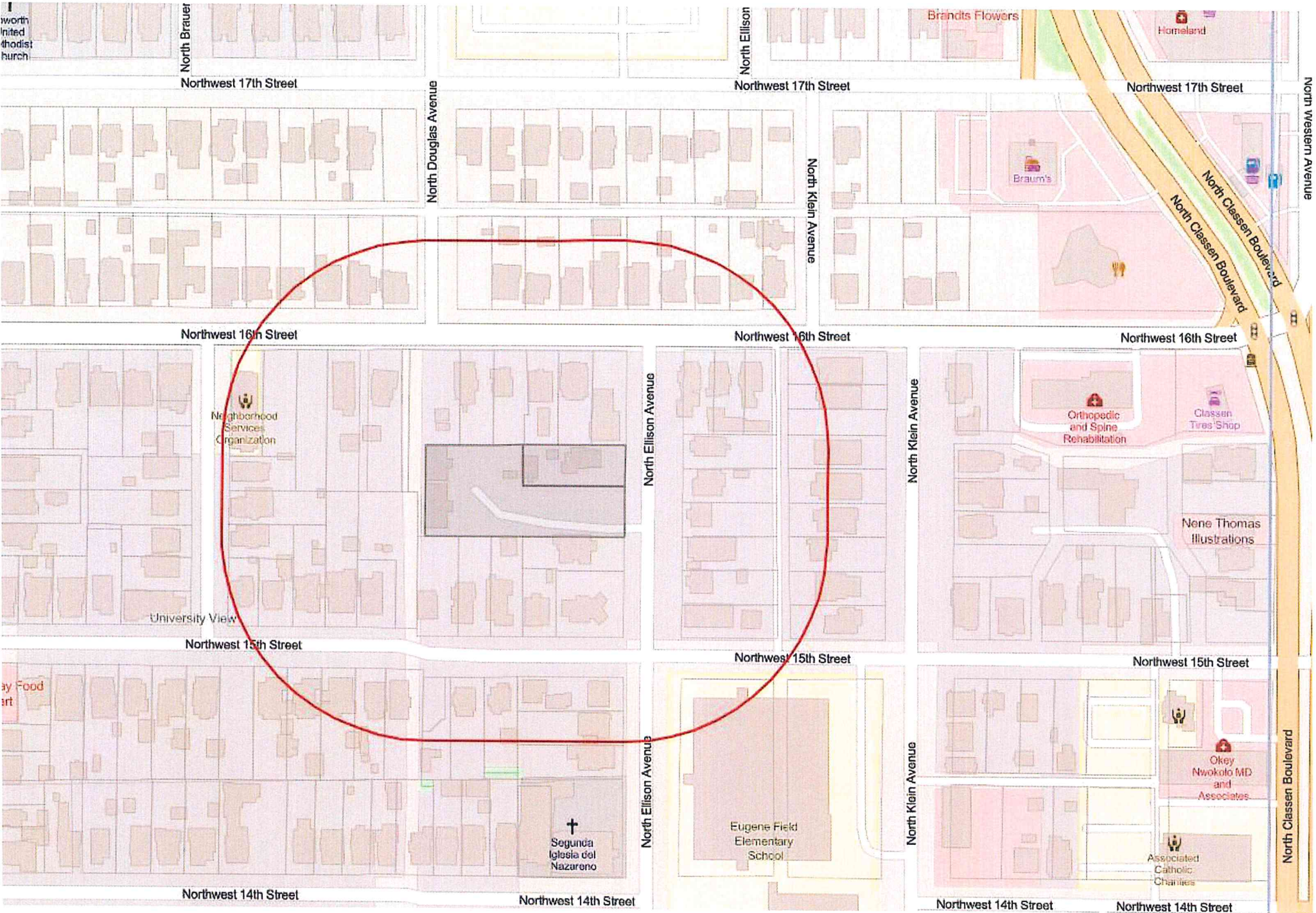


Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
32524	ADAM LANMAN						
		5/15/2024	Cash	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

Thank You

CheckNumber:

For questions concerning this invoice, please contact
Stephanie Sousa 405-713-1236
Email address Stephanie.Sousa@oklahomacounty.org



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.

**Oklahoma County Assessor's
300ft Radius Report
5/9/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R060081625	THOMAS RICHARD T	No Data	No Data	1517 N ELLISON AVE	OKLAHOMA CITY	OK	73106-4438	SUMMERS PLACE ADD	4	1	SUMMERS PLACE ADD 004 001 S50FT OF N100FT	1517 N ELLISON AVE OKLAHOMA CITY
R060081750	ACPACO CORPORATION	No Data	No Data	204 RED OAK LN	NEWALLA	OK	74857-8515	SUMMERS PLACE ADD	4	2	SUMMERS PLACE ADD 004 002 W50FT OF E100FT	1314 NW 15TH ST OKLAHOMA CITY
R060081700	SMITH RANDY B & ILENE	No Data	No Data	1312 NW 15TH ST	OKLAHOMA CITY	OK	73106-4427	SUMMERS PLACE ADD	4	2	SUMMERS PLACE ADD 004 002 E50FT OF N140FT	1312 NW 15TH ST OKLAHOMA CITY
R060091950	BOARD OF EDUCATION	No Data	No Data		Unknown	NO		MONTE NE SUB SUMMR PLC ADD	5	0	MONTE NE SUB SUMMR PLC ADD 005 000 LOTS 7 THRU 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R060081650	OKLAHOMA DIGS LLC	No Data	No Data	324 BLACKBERRY LN	STEAMBOAT SPR	CO	80487-3083	SUMMERS PLACE ADD	4	1	SUMMERS PLACE ADD 004 001 N50FT	1300 NW 15TH ST OKLAHOMA CITY
R060081425	QUEST TRUST COMPANY FBO	KATHY JENISE PEARSON IRA 4710411	No Data	17171 PARK ROW DR	HOUSTON	TX	77084	SUMMERS PLACE ADD	3	4	SUMMERS PLACE ADD 003 004 W50FT LOT 4 & 1/2 VAC ST ADJ SD LOT ON W	1317 NW 15TH ST OKLAHOMA CITY
R060081450	ROCKFORD VENTURES LLC	No Data	No Data	12311 MAPLE RIDGE RD	OKLAHOMA CITY	OK	73120-8932	SUMMERS PLACE ADD	3	4	SUMMERS PLACE ADD 003 004 W50FT OF E100FT	1315 NW 15TH ST OKLAHOMA CITY
R060081475	TING SQUARE INVESTMENTS INC	No Data	No Data	409 NW 18TH ST	OKLAHOMA CITY	OK	73103-1905	SUMMERS PLACE ADD	3	4	SUMMERS PLACE ADD 003 004 E50FT	1313 NW 15TH ST OKLAHOMA CITY
R060081575	BRITTON JON	No Data	No Data	1611 N ELLISON AVE	OKLAHOMA CITY	OK	73106-4439	SUMMERS PLACE ADD	3	5	SUMMERS PLACE ADD 003 005 N3FT OF E100FT OF S100FT & N50FT	1611 N ELLISON AVE OKLAHOMA CITY
R060071025	HUTCHINSON TAYLOR	No Data	No Data	1610 N ELLISON AVE	OKLAHOMA CITY	OK	73106-4440	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 22 & 23	1610 N ELLISON AVE OKLAHOMA CITY
R060070900	QUINTERO GILBERTO P & ELODIA	No Data	No Data	1436 REDING DR	OKLAHOMA CITY	OK	73119-4026	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 12 & 13	1609 N KLEIN AVE OKLAHOMA CITY
R062061755	REAL LIFE PROPERTIES LLC	No Data	No Data	12809 SUTTON HILL RD	OKLAHOMA CITY	OK	73142-6062	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 S50FT OF N100FT OF LOTS 12 THRU 15	1610 N COLLEGE AVE OKLAHOMA CITY
R062062340	SPOHN BETTY & JEAN FAMILY TRUST	No Data	No Data	1410 NW 15TH ST	OKLAHOMA CITY	OK	73106-4429	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 S150FT OF LOTS 16 & 17	1413 NW 15TH ST OKLAHOMA CITY
R062067605	HIX KYLE JOSEPH	HIX AMANDA JOY	No Data	1400 NW 15TH ST	OKLAHOMA CITY	OK	73106-4429	UNIVERSITY VIEW ADD	3	0	UNIVERSITY VIEW ADD 003 000 ALL LOT 1 & E5.7FT OF LOT 2 & A TR BEG NE/C LT 1 TH S175FT E17.44FT N175FT W17.44FT TO BEG	1400 NW 15TH ST OKLAHOMA CITY
R062067800	CARDENAS JOHN & ASHLEY RENE	No Data	No Data	1404 NW 15TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY VIEW ADD	3	0	UNIVERSITY VIEW ADD 003 000 W19.3FT OF LOT 2 & ALL LOT 3	1404 NW 15TH ST OKLAHOMA CITY
R062067995	SPOHN ROBERT G	No Data	No Data	1406 NW 15TH ST	OKLAHOMA CITY	OK	73106-4429	UNIVERSITY VIEW ADD	3	0	UNIVERSITY VIEW ADD 003 000 LOTS 4 & 5	1406 NW 15TH ST OKLAHOMA CITY
R062068190	SPOHN BETTY & JEAN FAMILY TRUST	No Data	No Data	1410 NW 15TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY VIEW ADD	3	0	UNIVERSITY VIEW ADD 003 000 LOTS 6 & 7	1410 NW 15TH ST OKLAHOMA CITY
R062068385	SPOHN RANDY J	No Data	No Data	1412 NW 15TH ST	OKLAHOMA CITY	OK	73106-4429	UNIVERSITY VIEW ADD	3	0	UNIVERSITY VIEW ADD 003 000 LOTS 8 & 9	1412 NW 15TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
5/9/2024**

R060071050	DZAMBO PHILIP J	DZAMBO KAYLA	No Data	1612 N ELLISON AVE	OKLAHOMA CITY	OK	73106	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 24 & 25	1612 N ELLISON AVE OKLAHOMA CITY
R060070875	POUND KATHRYN E	No Data	No Data	3126 S BOULEVARD STE 250	EDMOND	OK	73013-5308	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 10 & 11	1613 N KLEIN AVE OKLAHOMA CITY
R062061560	WELDON COREY	CLARK TAMARA	No Data	1614 COLLEGE AVE	OKLAHOMA CITY	OK	73106-4435	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 N50FT LOTS 12 THRU 17	1614 COLLEGE AVE OKLAHOMA CITY
R062062730	MILLER BILLY M	No Data	No Data	1409 NW 15TH ST	OKLAHOMA CITY	OK	73106-4428	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 LOTS 18 & 19	1409 NW 15TH ST OKLAHOMA CITY
R062063125	CURTIS CYNTHIA J	No Data	No Data	2629 NW 59TH ST	OKLAHOMA CITY	OK	73112-7110	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 N100FT LOTS 20 21 & 22 & 1/2 VAC STREET ADJ LOT 22 ON E	0 UNKNOWN OKLAHOMA CITY
R060071075	WAHKINNEY ELIZABETH A	No Data	No Data	2608 NW 32ND ST	OKLAHOMA CITY	OK	73112	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 26 & 27	1616 N ELLISON AVE OKLAHOMA CITY
R060070850	PUENTE ALBERTO CARLOS RUIZ	RUIZ DELIA	No Data	1617 N KLEIN AVE	OKLAHOMA CITY	OK	73106-4416	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 8 & 9	1617 N KLEIN AVE OKLAHOMA CITY
R062060975	BROWN TIMMY LEE SR	BROWN TIMMY LEE JR	No Data	1620 COLLEGE AVE	OKLAHOMA CITY	OK	73106-4435	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 S50FT OF LOTS 8 THRU 11	1620 N COLLEGE AVE OKLAHOMA CITY
R060070975	ROSEBURE KYLE & BRITTYN 2014 REV TRUST	No Data	No Data	1600 N ELLISON AVE	OKLAHOMA CITY	OK	73106	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 18 & 19	1600 N ELLISON AVE OKLAHOMA CITY
R060070950	WALCHER DANIEL SHAWN & RAMSEY MARIE	No Data	No Data	1601 N KLEIN AVE	OKLAHOMA CITY	OK	73106	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 16 & 17	1601 N KLEIN AVE OKLAHOMA CITY
R060081500	FRAYER HOMES LLC	No Data	No Data	208 W I 240 SERVICE RD	OKLAHOMA CITY	OK	73139-8001	SUMMERS PLACE ADD	3	5	SUMMERS PLACE ADD BLK 003 LOT 000 E100FT OF S97FT OF LOT 5	1301 NW 15TH ST OKLAHOMA CITY
R060081525	SMITH GORDAN W	SMITH LABORDE BARBARA LAITY	No Data	1307 NW 15TH ST	OKLAHOMA CITY	OK	73106	SUMMERS PLACE ADD	3	5	SUMMERS PLACE ADD BLK 003 LOT 000 W50FT OF S100FT OF LOT 5	1307 NW 15TH ST OKLAHOMA CITY
R060071000	MOCTEZUMA PAMELA J	MOCTEZUMA RAMON	No Data	1604 N ELLISON AVE	OKLAHOMA CITY	OK	73106-4440	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 20 & 21	1604 N ELLISON AVE OKLAHOMA CITY
R060070925	VASQUEZ HUMBERTO C	No Data	No Data	1603 N KLEIN AVE	OKLAHOMA CITY	OK	73106-4416	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 14 & 15	1603 N KLEIN AVE OKLAHOMA CITY
R062061950	RUACH PROPERTY MANAGEMENT LLC	No Data	No Data	419 19TH ST	SAN DIEGO	CA	92102-2801	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 S100FT OF LOTS 12 & 13	1419 NW 15TH ST OKLAHOMA CITY
R062062145	RODRIGUEZ ONESIMA	AGUILAR ERNESTO	No Data	1415 NW 15TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 S100FT OF LOTS 14 & 15	1415 NW 15TH ST OKLAHOMA CITY
R062063120	CARDENAS JOSE B & TINA L	No Data	No Data	1405 NW 15TH ST	OKLAHOMA CITY	OK	73106-4428	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 S100FT LOTS 20 21 & S100FT W9FT OF LOT 22	1405 NW 15TH ST OKLAHOMA CITY
R060081400	PLAZA PLACE APARTMENT LLC	No Data	No Data	PO BOX 1865	OKLAHOMA CITY	OK	73101	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD 003 000 S135FT LOT 3 & S75FT LOT 6	1615 N ELLISON AVE OKLAHOMA CITY
R060081600	PLAZA PLACE APARTMENTS LLC	No Data	No Data	PO BOX 1865	OKLAHOMA CITY	OK	73101	SUMMERS PLACE ADD	3	6	SUMMERS PLACE ADD 003 006 S60FT OF N75FT	1621 N ELLISON AVE OKLAHOMA CITY
R060071100	DAVILA MIRIAM PATRICIA RAMOS	GUTIERREZ JUAN	ROSALES DAVID	1620 N ELLISON AVE	OKLAHOMA CITY	OK	73106	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 28 & 29	1620 N ELLISON AVE OKLAHOMA CITY

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5/9/2024**

R060070825	RUIZ ALBERTO	RUIZ ANA	No Data	1617 N KLEIN AVE	OKLAHOMA CITY	OK	73106-4416	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 6 & 7	1623 N KLEIN AVE OKLAHOMA CITY
R060070800	CONTINENTAL INVESTMENTS LLC	No Data	No Data	5030 N MAY AVE STE 255	OKLAHOMA CITY	OK	73112-6010	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 S 1/2 OF LOT 4 & ALL OF LOT 5	1625 N KLEIN AVE OKLAHOMA CITY
R060070775	WEST MARK	No Data	No Data	1627 N KLEIN AVE	OKLAHOMA CITY	OK	73106	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOT 3 & N 1/2 OF LOT 4	1627 N KLEIN AVE OKLAHOMA CITY
R062061365	NEIGHBORHOOD SERVICES	ORGANIZATION	No Data	8101 S WALKER AVE STE C	OKLAHOMA CITY	OK	73139-9406	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 N150FT OF LOTS 10 & 11	1416 NW 16TH ST OKLAHOMA CITY
R062061170	NEIGHBORHOOD SERVICES ORGANIZATION INC	No Data	No Data	431 SW 11TH ST	OKLAHOMA CITY	OK	73109-5613	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 N150FT OF LOTS 8 & 9	0 UNKNOWN OKLAHOMA CITY
R062060780	NEIGHBORHOOD SERVICES ORGANIZATION INC	No Data	No Data	431 SW 11TH ST	OKLAHOMA CITY	OK	73109-5613	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 LOTS 6 & 7	1410 NW 16TH ST OKLAHOMA CITY
R062060585	MJNA 1406 SERIES LLC	No Data	No Data	9702 HICKORY ST	FRISCO	TX	75035	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 LOTS 4 & 5	1406 NW 16TH ST OKLAHOMA CITY
R062060390	KAM LLC	No Data	No Data	1309 N SHARTEL AVE	OKLAHOMA CITY	OK	73103	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD 001 000 LOTS 1 THRU 3 EX E6FT OF LOT 1	1400 NW 16TH ST OKLAHOMA CITY
R062060385	1342 16 LLC	No Data	No Data	2417 SMOKING OAK RD	NORMAN	OK	73072	UNIVERSITY VIEW ADD	1	0	UNIVERSITY VIEW ADD BLK 000 LOT 000 BEING THE W35FT OF FOLLOWING DESCRIBED PROPERTY W50FT OF LOT 2 & N15FT OF W50FT LOT 3 BLK 3 & A STRIP OF LAND ON W SIDE OF LTS 2 & 3 14FT WIDE MORE OR LESS BY 275FT LONG IN SUMMERS PLACE ADDN & E6FT OF LOT 1 BLK 1 & 1/2 VAC ST ADJ ON E IN UNIVERSITY VIEW ADDN	1342 NW 16TH ST OKLAHOMA CITY
R060081350	1338 16 LLC	No Data	No Data	2417 SMOKING OAK RD	NORMAN	OK	73072	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD BLK 003 LOT 000 BEING THE E35FT OF FOLLOWING DESCRIBED PROPERTY W50FT OF LOT 2 & N15FT W50FT OF LOT 3	1338 NW 16TH ST OKLAHOMA CITY
R060081325	MKK INVESTMENTS LLC	No Data	No Data	1801 CHISWICK RD	EDMOND	OK	73034-2923	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD 003 000 E50FT OF W100FT LOT 2 & E50FT OF W100FT OF N15FT LOT 3	1316 NW 16TH ST OKLAHOMA CITY
R060081300	PRITCHARD LACEY K	No Data	No Data	1312 NW 16TH ST	OKLAHOMA CITY	OK	73106-4404	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD 003 000 PT OF LOT 1 BEING 95FT ON W & 1 1/2FT ON N & 5 1/2FT ON S & E50FT OF LOT 2 & N15FT OF E50FT OF LOT 3	1312 NW 16TH ST OKLAHOMA CITY
R060081275	BLUE ALAMO LLC	No Data	No Data	1001 E SPRINGER AVE	GUTHRIE	OK	73044	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD 003 000 W50FT OF LOT 1 EX A TR ON W BEING 95FT ON W & 1 1/2FT ON N & 5 1/2FT ON S & N15FT OF W50FT OF LOT 6	1308 NW 16TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
5/9/2024**

R060081250	JPF PROPERTIES LLC	No Data	No Data	PO BOX 18967	OKLAHOMA CITY	OK	73154	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD 003 000 W50FT OF E100FT OF LOT 1 & N15FT OF W50FT OF E100FT OF LOT 6	1304 NW 16TH ST OKLAHOMA CITY
R060081225	COOK GWEN	No Data	No Data	1623 N ELLISON AVE	OKLAHOMA CITY	OK	73106-4439	SUMMERS PLACE ADD	3	0	SUMMERS PLACE ADD 003 000 E50FT LOT 1 & N15FT OF E50FT OF LOT 6	1623 N ELLISON AVE OKLAHOMA CITY
R060071125	COOPERWOOD VENIETRICE	No Data	No Data	1228 NW 16TH ST	OKLAHOMA CITY	OK	73106-4402	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 W45FT OF LOTS 30 THRU 34	1228 NW 16TH ST OKLAHOMA CITY
R060071175	VAUGHT JOSHUA	No Data	No Data	1224 NW 16TH ST	OKLAHOMA CITY	OK	73106-4402	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 E45FT OF W90FT OF LOTS 30 THRU 34	1224 NW 16TH ST OKLAHOMA CITY
R060071150	MICHE INVESTMENT LLC	No Data	No Data	4700 VAL VERDE DR	OKLAHOMA CITY	OK	73142	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 E50FT OF LOTS 30 THRU 34	1220 NW 16TH ST OKLAHOMA CITY
R060070750	WASHUTA STEVE	WASHUTA KAYLA	No Data	701 RIPPLEWOOD DR	TEMPLE	TX	76502-2268	EDGEWOOD SUB ADD	2	0	EDGEWOOD SUB ADD 002 000 LOTS 1 & 2	1629 N KLEIN AVE 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
R045008856	GRIMMETT SAMUEL M TRS & DANIEL JOLENE TRS	WILLCOR FAMILY TRUST	No Data	1413 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 19 & 20	1413 NW 16TH ST OKLAHOMA CITY
R045008847	VOLK TAYLOR	No Data	No Data	PO BOX 1942	CHOCTAW	OK	73020-1942	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 17 & 18	1409 NW 16TH ST OKLAHOMA CITY
R045008838	WILLIAMSON JOHN ROSS & AUBREY	No Data	No Data	1405 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 15 & 16	1405 NW 16TH ST OKLAHOMA CITY
R045008829	SAWYER PATRICIA A	SAWYER BARRY L	No Data	2324 S WALKER AVE	OKLAHOMA CITY	OK	73109	UNIVERSITY ADDITION	77	0	UNIVERSITY ADDITION 077 000 LOTS 13 & 14 PLUS PT OF VACATED N DOUGLAS AVE BEG SE/C LT 13 TH N140FT E8.69FT S140FT W8.69FT TO BEG	1401 NW 16TH ST OKLAHOMA CITY
R045008760	WEEKS MICHAEL DRAKE TRS	WEEKS MICHAEL DRAKE TRUST	No Data	1337 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 39 & 40	1337 NW 16TH ST OKLAHOMA CITY
R045008757	CHIFARI ANDREW	SAUMUR MEGHAN	No Data	1333 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 37 & 38	1333 NW 16TH ST OKLAHOMA CITY
R045008748	GREGORY JONATHAN DALTON & HEIDI ELISE	No Data	No Data	1329 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 35 & 36	1329 NW 16TH ST OKLAHOMA CITY
R045008739	VELASQUEZ LAURA ANN	No Data	No Data	2286 CAMDEN PL	BLANCHARD	OK	73010	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 33 & 34	1325 NW 16TH ST OKLAHOMA CITY
R045008730	BILBAO JUBEL JHUN	No Data	No Data	1321 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 31 & 32	1321 NW 16TH ST OKLAHOMA CITY
R045008721	MAZAL THOMAS	No Data	No Data	1319 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 29 & 30	1319 NW 16TH ST OKLAHOMA CITY
R045008712	ENIX JESSICA L	No Data	No Data	1315 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 27 & 28	1315 NW 16TH ST OKLAHOMA CITY

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R045008703	ATHAY TAI	No Data	No Data	1311 NW 16TH ST	OKLAHOMA CITY	OK	73106-4403	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 25 & 26	1311 NW 16TH ST OKLAHOMA CITY
R045008694	STREAMLINE 1305 LLC	No Data	No Data	10913 ROCK RIDGE RD	OKLAHOMA CITY	OK	73120	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 23 & 24	1305 NW 16TH ST OKLAHOMA CITY
R045008685	THOMPSON KYLE	No Data	No Data	1301 NW 16TH ST	OKLAHOMA CITY	OK	73106-4403	UNIVERSITY ADDITION	76	0	UNIVERSITY ADDITION 076 000 LOTS 21 & 22	1301 NW 16TH ST OKLAHOMA CITY
R060081730	THE 6TH HAMILTON LLC	No Data	No Data	4 NE 10TH ST, Unit 137	OKLAHOMA CITY	OK	73114	SUMMERS PLACE ADD	4	2	SUMMERS PLACE ADD BLK 004 LOT 002 BEG NW/C LOT 2 TH E42.50FT S62FT W4FT SW26.26FT W19.93FT N80.61FT TO BEG CONT .07 ACRES MORE OR LESS	No Data
R060081725	100 ONE HUNDERD LLC	No Data	No Data	4 NE 10TH ST, Unit 137	OKLAHOMA CITY	OK	73114	SUMMERS PLACE ADD	4	2	SUMMERS PLACE ADD BLK 004 LOT 002 BEG 42.50FT E NW/C LOT 2 TH E7.50FT S150.65FT W50FT N70.04FT E19.93FT NE26.26FT E4FT N62FT TO BEG .10 AC MORE OR LESS	1318 NW 15TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1596
MASTER DESIGN STATEMENT

May 01, 2024

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:

8150.6.1. Community Garden

8150.6.4. Home Garden

8150.7.1. Rainwater Harvesting

8250.3 Community Recreation: Property Owners Association

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

8300.59 Personal Services, Restricted

8300.63. Retail Sales and Services: General

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** Not to exceed 18,000 sf per building
4. **Maximum Number of Buildings:** There shall be a maximum of five buildings within this SPUD.
5. **Density:**
There shall be a maximum of 32 dwelling units within this SPUD
6. **Building Setback Lines**
 - West: 10 ft
 - East: 20 ft
 - South: 5 ft
 - North: 5 ft
7. **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 North, South, and West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, or other decorative and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. 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 North and South 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.
8. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development. Trees planted on N. Ellison Avenue shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements.
9. **Signs:**
 - 9.1 **Freestanding Accessory Signs**
Per R-4 General Residential District (OKC Zoning Ordinance, 2020, as amended)
 - 9.2 **Attached Signs**
Attached signage will be calculated per business with a maximum 50 SQ FT attached signage per business.
 - 9.3 **Non-Accessory Signs**
Non-accessory signs shall be prohibited.
 - 9.4 **Electronic Message Display Signs**
Electronic Message Display signs shall be prohibited.

10. **Access:** Access will be via a two-way drive to enter and exit from North Ellison Avenue. Permeable paving surfaces, such as unit pavers, decomposed granite drive, 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. Pervious paving for parking areas, driveways, pathways, and plazas is 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.
11. **Sidewalks:** A minimum of a five-foot sidewalk shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.

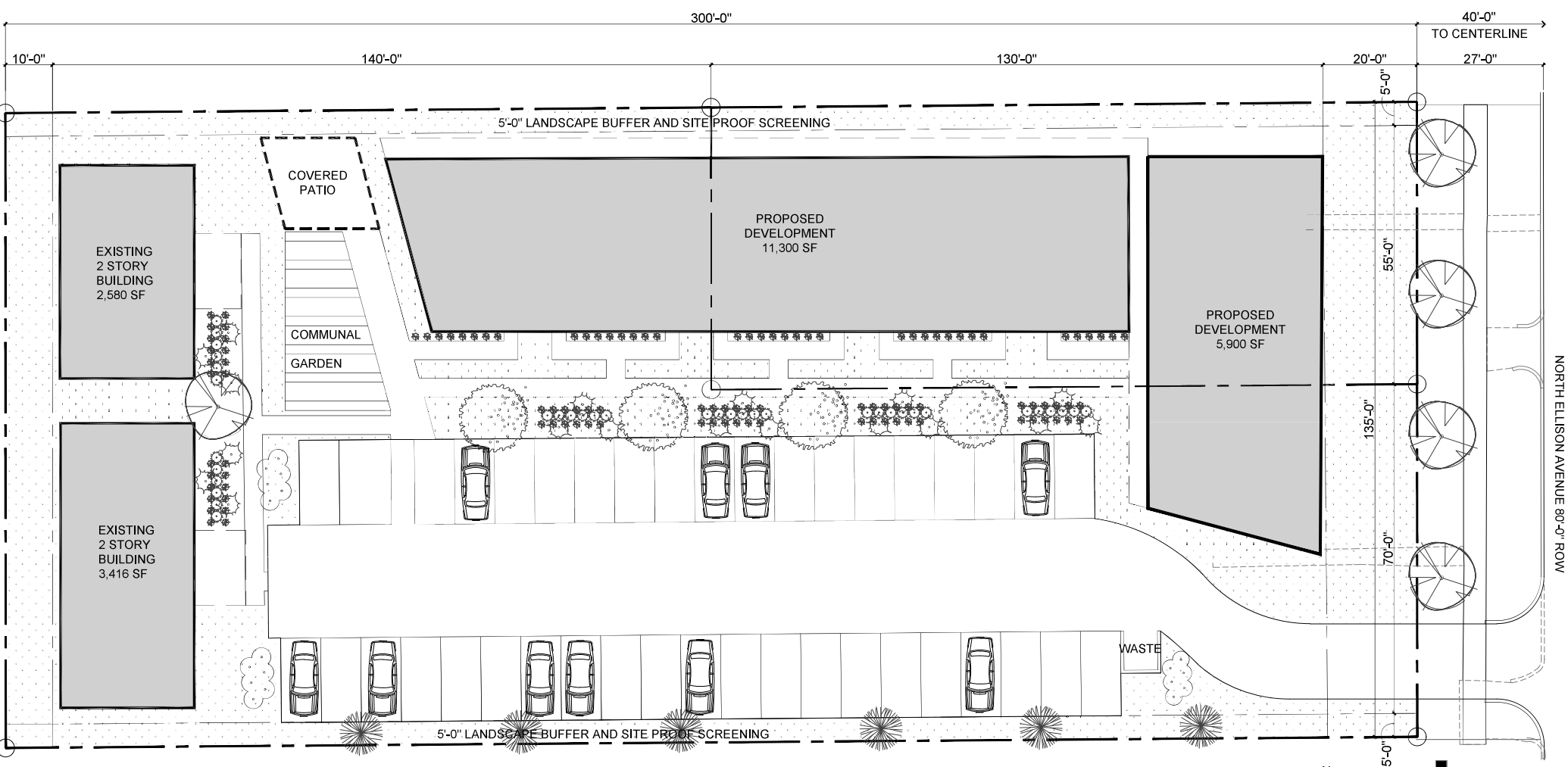
II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, 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. **Street Improvements:** N/A
3. **Home Sharing:** Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed
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.
5. **Trash Collection:** Commercial dumpsters may be used within the development. Dumpsters may be located within 5 feet of the South Boundary. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
6. **Parking:** A minimum of 1.25 spaces per unit shall be provided on-site. The number of required parking spaces may be reduced by utilizing any of the methods outlined in section Ch.59, section 10600.5
7. **Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project.
8. **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



1615 & 1620 N. ELLISON AVE, OKC OK 73106

N
SCALE: 1"=40'-0"

al
Adam Lannan, AIA
Atelier AL, PLLC
405-820-7191
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