



The City of Oklahoma City  
Development Services 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  
1614 NW 17th St.

Project Name

1614 NW 17th St. and 1612 NW 17th St.

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

Multi-family residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1346
Case No.: SPUD -	1346
File Date:	3/22
Ward No.:	6
Nbhd. Assoc.:	Glenwood UCD
School District:	OKC
Extg Zoning:	SPUD 930
Overlay:	

14,000 square feet

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

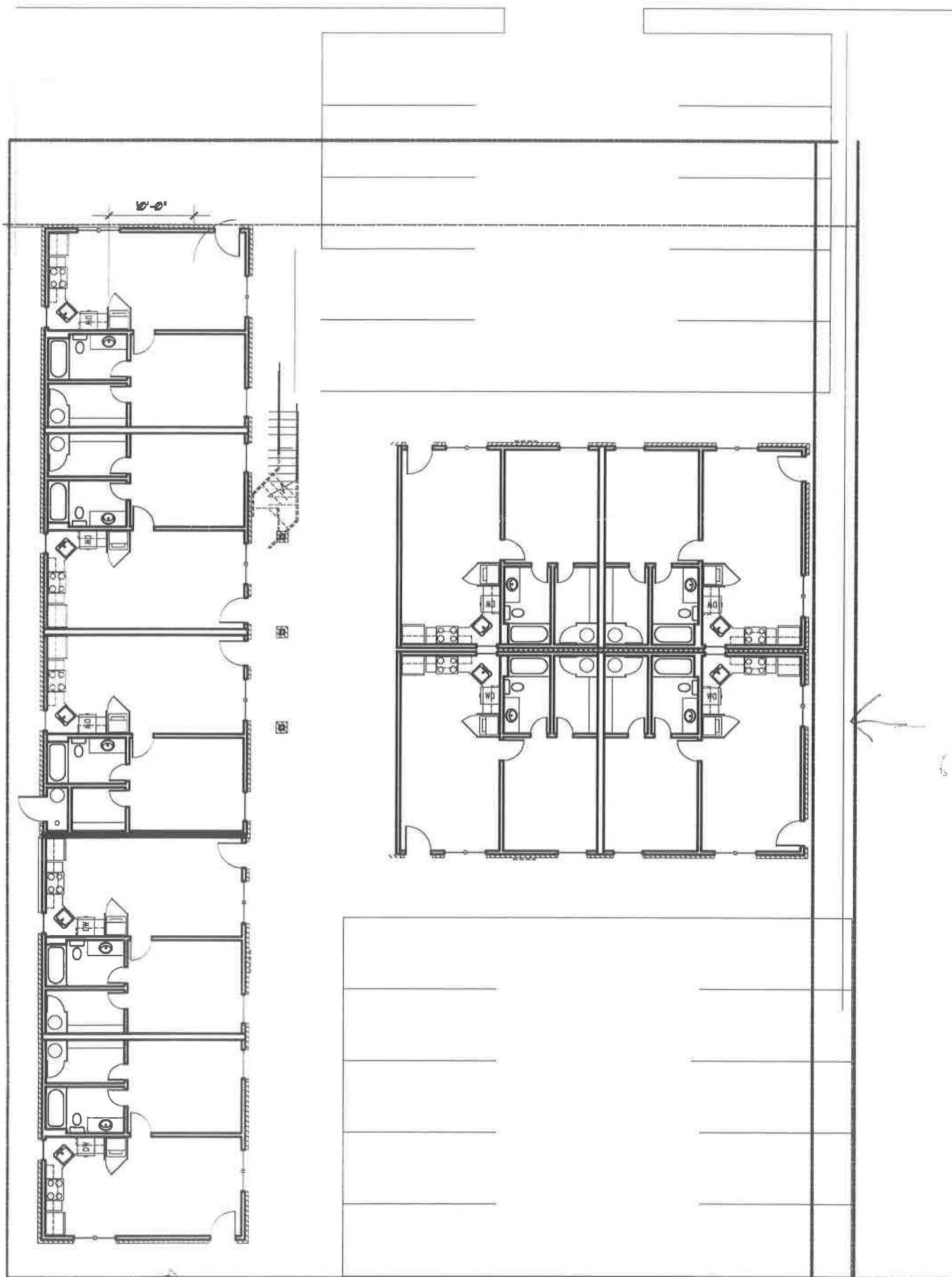
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

Full Legal Description for all the Properties

UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG NW/C LT 7 TH E15FT S5FT  
W5FT S72FT E30FT S63FT W40FT N140FT TO BEG CONT .08ACRS MORE OR LESS

UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG 15FT E OF NW/C LT 7 TH  
E35FT S140FT W10FT N63FT W30FT N72FT E5FT N5FT TO BEG CONT .08ACRS MORE  
OR LESS

UNIVERSITY ADDITION 079 000 LOTS 9 & 10



← 2-3 St.  
6-8 total

Two Stories  
10 total units

(18) 1 BED

**(Limited Liability Company Form)  
WARRANTY DEED  
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT Vitruvius Properties 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 to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto 430 Capital, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 June 23, 2021.

Vitruvius Properties LLC, an Oklahoma limited liability company

BY: Austin Tunnell

Austin Tunnell  
Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23<sup>rd</sup> day of June, 2021, personally appeared Austin Tunnell, Manager of Vitruvius Properties LLC to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he executed the same as his 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.



[Signature]

Notary Public in and for the State of OKLAHOMA

Notary's Printed Name: \_\_\_\_\_

Notary's Commission Expires: \_\_\_\_\_

**(Limited Liability Company Form)**  
**WARRANTY DEED**  
**(Oklahoma Statutory Form)**  
(continued)

**Mail Deed and Tax Statements To:**  
430 Capital, LLC, an Oklahoma limited liability  
company

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 710702100540  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.



(Limited Liability Company Form)  
**WARRANTY DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT 5M Contracting, LLC 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 LAUGHX3, LLC 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): 045009054**

Lots Nine (9) and Ten (10), in Block Seventy-nine (79), of UNIVERSITY ADDITION in 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 November 29, 2021.

5M Contracting, LLC

BY:

James McAuliff, Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29 day of November, 2021, personally appeared James McAuliff, Manager of 5M Contracting, LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he/she executed the same as his/her 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.



Notary Public in and for the State of \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_

Notary's Commission Expires: \_\_\_\_\_

Mail Deed and Tax Statements To:

LAUGHX3, LLC  
1612 NW 17th St  
Oklahoma City, OK 73106

Presented for filing by and return to:

Chicago Title Oklahoma Co.

3401 NW 63rd, Suite 300

Oklahoma City, OK 73118

File No.: 714052103882

Title Insurance Commitment, if any, issued by:

Chicago Title Insurance Corp.

## LETTER OF AUTHORIZATION

Matthew Lee McLaughlin, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location  
1614 nw 17<sup>th</sup> street Oklahoma city, OK and 1612 nw 17<sup>th</sup> street Oklahoma city,  
OK.

By: Matthew Lee McLaughlin

Title: Owners/ Vice President

Date: 1/5/22

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA

)  
) §:  
)

COUNTY OF OKLAHOMA

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

SEE EXHIBIT 'A' FOR LEGAL DESCRIPTION, ATTATCHED.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: January 5, 2022 at 7:30 AM

**First American Title Insurance Company**



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2706679-OK99



**EXHIBIT 'A'**

File No.: **2706679-OK99 ()**

**Lots Nine (9) and Ten (10) Block 79, UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and the following two tracts.**

**Tract 1:**

**A tract of land in lots Seven (7) and Eight (8), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 7, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 15.00 feet to the Point of Beginning, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence continuing N89°40'09"E,**

**35.00 feet to the Northeast corner of said Lot 8, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said lot 8, 140.00 feet to the Southeast corner of said Lot 8 and a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W along the South line of said lot 8, 10.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N00°20'03"W, 63.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N00°20'03"W, 72.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet a 3/8" iron rod capped "E.D. Hill CA 105" Thence N00°20'03"W, 5.00 feet to the Point of Beginning.**

**Tract 2:**

**A tract of land in lots Seven (7) and Eight (8), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 7, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 15.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 7, 5.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E, 72.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" Iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E, 63.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105", said point being on the South line of said Lot 8; Thence S89°40'09"W along the South line of said lots 7 and 8, 40.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105" and the Southwest corner of said Lot 7; Thence N00°20'03"W along the West line of said Lot 7, 140.00 feet to the Point of Beginning.**

**A.P.N. 2713-04-500-9054**

**OWNERSHIP REPORT**  
**FILE NUMBER 2706679-OK99**

**EFFECTIVE DATE: JANUARY 5, 2022 AT 7:30 A.M.**  
**DATE PREPARED: JANUARY 11, 2021**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2713	R045009045	430 CAPITAL LLC	5521 N MILLER AVE	OKLAHOMA CITY	OK	73112	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG NW/C LT 7 TH E15FT S5FT W5FT S72FT E30FT S63FT W40FT N140FT TO BEG CONT .08ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2713	R045009048	430 CAPITAL LLC	5521 N MILLER AVE	OKLAHOMA CITY	OK	73112	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG 15FT E OF NW/C LT 7 TH E35FT S140FT W10FT N63FT W30FT N72FT E5FT N5FT TO BEG CONT .08ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	UNKNOWN
2713	R045009054	5M CONTRACTING LLC	2119 RIVERWALK DR, Unit 122	MOORE	OK	73160	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 9 & 10 (PART OF SUBJECT PROPERTY)	1612 NW 17TH ST OKLAHOMA CITY
2713	R045163200	ANDERSON STEVEN C	1616 NW 22ND ST	OKLAHOMA CITY	OK	73106-3846	NICHOLS UNIV PLACE	002	007	NICHOLS UNIV PLACE 002 007	1523 NW 17TH ST OKLAHOMA CITY
2713	R045163400	EPWORTH UNITED METHODIST CHURCH	1901 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106-4255	NICHOLS UNIV PLACE	002	008	NICHOLS UNIV PLACE 002 008	1517 NW 17TH ST, Unit 1/2 OKLAHOMA CITY
2713	R045006831	GARCIA JOSE, GARCIA ELIZABETH	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
2713	R045006768	TAYLOR MATT O, KANIA MEAGAN	1608 NW 18TH ST	OKLAHOMA CITY	OK	73106-4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 11 & 12	1608 NW 18TH ST OKLAHOMA CITY

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2713	R045006759	MCDOWELL DENNIS E, MCDOWELL GAIL L	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
2713	R045006800	MCWILLIAMS LARRY & MARGARET	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
2713	R045006790	RUSSELL TORI	16011 PENNSBURY DR	BOWIE	MD	20716-1901	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 21 & 22	1609 NW 17TH ST OKLAHOMA CITY
2713	R045006750	PAHL MARK	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
2713	R045006804	HERNANDEZ GABRIELA, HERNANDEZ JULIANNA P	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
2713	R045006741	HLEBOWICZ ROBERT F & PATTI L	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
2713	R045006813	DIAZ JUAN & MARIA	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
2713	R045006732	MORING SUSAN E	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
2713	R045006822	NEIGHBORHOOD REAL ESTATE LLC SERIES 007	1621 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 27 & 28	1621 NW 17TH ST OKLAHOMA CITY
2713	R045006795	MCWILLIAMS LARRY	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
2713	R045006786	NONES LEN R & AMANDA E	1815 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 S 1/2 LOTS 13 THRU 16	1815 N MCKINLEY AVE OKLAHOMA CITY

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2713	R045006723	VOLK TAYLOR	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
2713	R045006721	THAYER JERI LYN	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
2713	R045008991	PREVICH CHAD D	1519 NW 16TH ST	OKLAHOMA CITY	OK	73106-4407	UNIVERSITY ADDITION	078	000	UNIVERSITY ADDITION 078 000 LOTS 21 & 22	1519 NW 16TH ST OKLAHOMA CITY
2713	R045008901	VICTORIA SUZANNE	1522 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	078	000	UNIVERSITY ADDITION 078 000 LOTS 1 & 2	1522 NW 17TH ST OKLAHOMA CITY
2713	R045008910	BIRGANI REZA MOULAIE, ZADEH MOHAMMAD SHAROONI, SHAROONI KERAMIT	1518 NW 17TH ST	OKLAHOMA CITY	OK	73106-4208	UNIVERSITY ADDITION	078	000	UNIVERSITY ADDITION 078 000 LOTS 3 & 4	1518 NW 17TH ST OKLAHOMA CITY
2713	R045009000	DUO PROPERTIES LLC	2015 NW 10TH ST STE B	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	078	000	UNIVERSITY ADDITION 078 000 S80FT LOTS 23 & 24	1523 NW 16TH ST OKLAHOMA CITY
2713	R045009009	REED STEPHEN D	629 DELAWARE ST	STURGEON BAY	WI	54235-2037	UNIVERSITY ADDITION	078	000	UNIVERSITY ADDITION 078 000 N60FT LOTS 23 & 24	1708 N MCKINLEY AVE OKLAHOMA CITY
2713	R045009117	MACK DAVID	300 PIUTE PL	LOUDON	TN	37774-2139	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 21 & 22	1609 NW 16TH ST OKLAHOMA CITY
2713	R045009108	EREZ ERAN & AVITAL	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
2713	R045009135	CARBAJAL ARLENICE	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

## OWNERSHIP REPORT

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2713	R045009126	ANKONINA AHARON & SHLOMIT F	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
2713	R045009153	THE 6TH HAMILTON LLC	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
2713	R045009144	DAY SAMUEL JOHN	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
2713	R045009162	PARKLAWN PROPERTIES LLC	PO BOX 2140	CHOCTAW	OK	73020- 2140	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 31 & 32	1629 NW 16TH ST OKLAHOMA CITY
2713	R045009027	TRAN HANH	1817 CORRINE DR	OKLAHOMA CITY	OK	73111- 6213	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 3 & 4	1624 NW 17TH ST OKLAHOMA CITY
2713	R045009063	RUSSELL TORI	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
2713	R045009099	MUTTELOKE DUSTIN J & TONI A	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
2713	R045009081	GRAY SARAH J & MATTHEW B	1727 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106- 4240	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N60FT LOTS 13 THRU 16	1727 N MCKINLEY AVE OKLAHOMA CITY
2713	R045009090	AUDAX REAL ESTATE LLC	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
2713	R045009072	SIEMER ALYXANDRA M	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

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2713	R045009036	VITRUVIUS PROPERTIES LLC	87 RIDGELINE RD 2232	EUFAULA	OK	74432	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 5 & 6 BEG NW/C LT 5 TH E35FT S5FT E5FT S78FT W30FT S57FT W10FT N140FT TO BEG CONT .09ACRS MORE OR LESS	1620 NW 17TH ST OKLAHOMA CITY
2713	R045009020	STALLONE PROPERTIES LLC	BRIDGEVIEW BLVD	EDMOND	OK	73003	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N67.5FT LOTS 1 & 2	1628 NW 17TH ST OKLAHOMA CITY
2713	R045009018	JOLA 1712, LLC	1127 NW 14TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S72.50FT LOTS 1 & 2	1712 N BLACKWELDER AVE OKLAHOMA CITY
2713	R045009038	VITRUVIUS PROPERTIES LLC	87 RIDGELINE RD	EUFAULA	OK	74432	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 5 & 6 BEG 35FT E OF NW/C LT 5 TH E15FT S140FT W40FT N57FT E30FT N78FT W5FT N5FT TO BEG CONT .07ACRS MORE OR LESS	UNKNOWN
2714	R061588700	1630 LLC	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

**OWNERSHIP REPORT  
FILE NUMBER 2706679-OK99**

**EFFECTIVE DATE: JANUARY 5, 2022 AT 7:30 A.M.  
DATE PREPARED: JANUARY 11, 2021**

2714	R061584640	DEASON KENNETH J & JAMIE L	1625 N MARION AVE	OKLAHOMA CITY	OK	73106- 4441	UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 3 THRU 6	1625 N MARION AVE OKLAHOMA CITY
2714	R061584060	CJR CAPITAL LLC SERIES MARION	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
2714	R061501950	16MCKINLEY LLC	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
2714	R061505850	PANIC PROPERTIES LLC	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
2714	R061507800	SAMCO PROPERTIES LLC	11601 TWISTED OAK RD	OKLAHOMA CITY	OK	73120	UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 9 & 10	1614 NW 16TH ST OKLAHOMA CITY
2714	R061509750	HARDY JANE TRS, YANG JOHN C IRREV TRUST	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
2716	R062227500	AIDS SUPPORT PROGRAM INC	PO BOX 12185	OKLAHOMA CITY	OK	73157- 2185	GATEWOOD ADDITION	020	012	GATEWOOD ADDITION 020 012 E50FT	1707 NW 17TH ST OKLAHOMA CITY
2716	R062227550	TIMONLIFICA 2 LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170- 4753	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 S71FT	1701 NW 17TH ST OKLAHOMA CITY
2716	R062227520	STREETMAN BRET	PO BOX 54506	OKLAHOMA CITY	OK	73154- 1506	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N50FT	1807 N BLACKWELDER AVE OKLAHOMA CITY
2716	R062227540	KEYHOLE PROPERTIES LLC, C/O EDMOND PARCELS PLUS	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

## OWNERSHIP REPORT

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2716	R062227560	1700 PLAZA LLC	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
2716	R062227700	BUTLER SCOTT & SHERYL E TRS, BUTLER SHERYL E & SCOTT C REV TRUST	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



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-\_\_\_\_\_

MASTER DESIGN STATEMENT FOR

1614 NW 17<sup>th</sup> St.

January 12, 2022

**PREPARED BY:**

Williams, Box, Forshee & Bullard, P.C.  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080  
405-236-5814 fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

## **SPUD- MASTER DESIGN STATEMENT**

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

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

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. 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 SPUD shall be developed in accordance with the regulations of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein:

#### **1. The following uses shall be permitted within this SPUD:**

Community Recreation: Property Owner's Association (8250.3)  
Multiple-Family Residential (8200.12)  
Two-Family Residential (8200.16)  
Three-and Four-Family Residential (8200.15)

#### **2. Maximum Building Height:**

The maximum building height within this SPUD shall be three stories.

**3. Maximum Building Size:**

The maximum building size within this SPUD shall be governed by the base zoning district.

**4. Density:**

There shall be a maximum of eighteen (18) dwelling units permitted within this SPUD.

**5. Building Setback Lines**

North: 10 feet  
South: 0 feet  
East: 5 feet  
West: 5 feet

**6. Sight-Proof Screening:**

Screening requirements shall be governed by the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

Sign requirements shall be governed by the base zoning district.

**9. Access:**

Access shall be permitted from NW 17<sup>th</sup> St. and the rear alley.

**II. Other Development Regulations**

**1. Architecture:**

Permitted exterior materials shall be painted fiber cement panel or siding, composite panel or siding, masonry, EIFS, stucco, composite decking, exposed wood.

**2. Street Improvements:**

N/A.

**3. Other:**

**3.1 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.

**3.2 Dumpsters:**

Dumpster(s) shall be consolidated where practical and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

**3.3 Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**3.4 Parking:**

There shall be a minimum of 16 parking spaces located within the SPUD.

**3.5 Common Areas:**

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.

**II. Supporting Documents:**

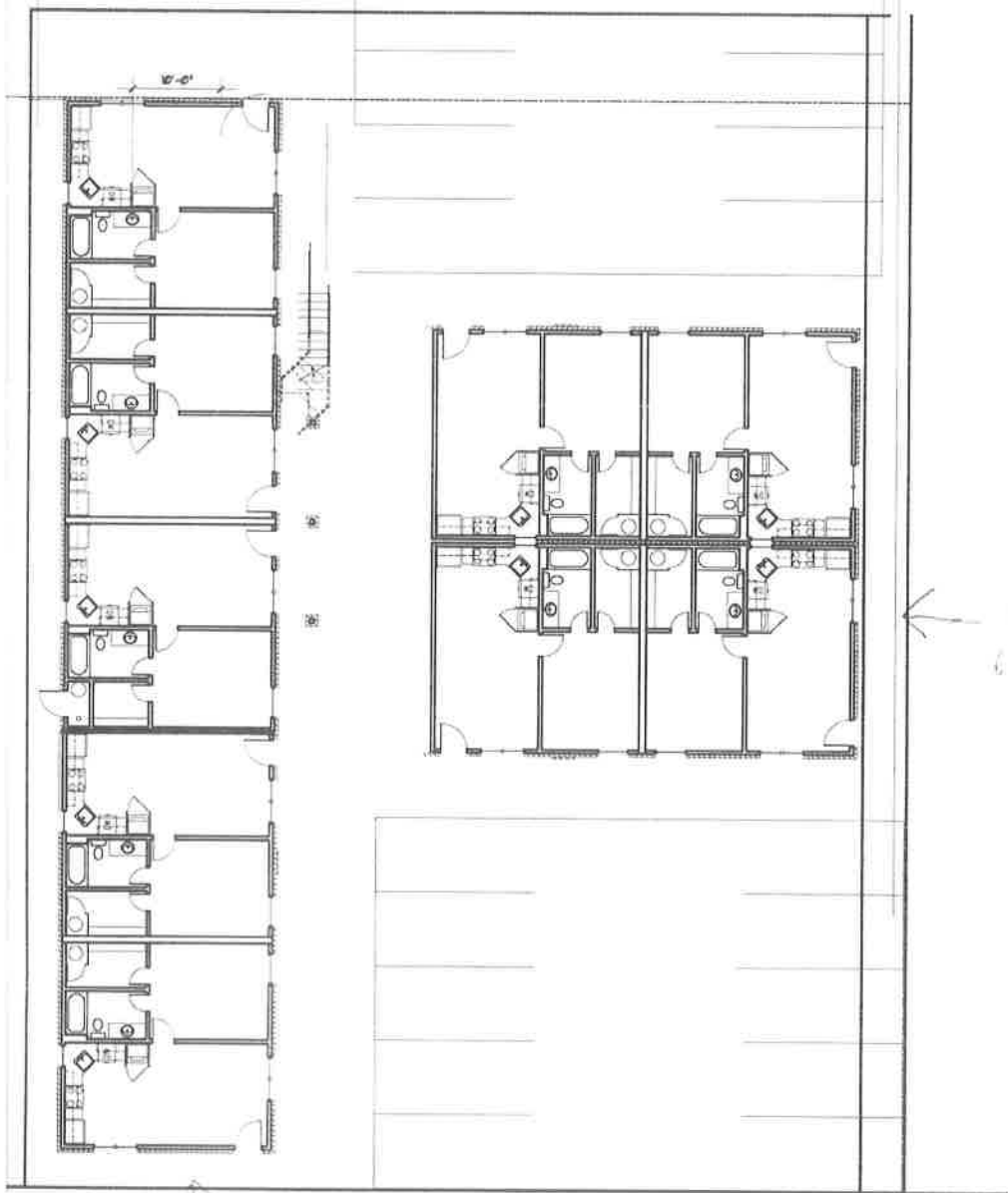
Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

Full Legal Description for all the Properties

UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG NW/C LT 7 TH E15FT S5FT  
W5FT S72FT E30FT S63FT W40FT N140FT TO BEG CONT .08ACRS MORE OR LESS

UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG 15FT E OF NW/C LT 7 TH  
E35FT S140FT W10FT N63FT W30FT N72FT E5FT N5FT TO BEG CONT .08ACRS MORE  
OR LESS

UNIVERSITY ADDITION 079 000 LOTS 9 & 10



2-3 sks  
6-8 - w/41 w

Two stories  
10 total units

(18) 1 BED