



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  
6901 N Shartel Ave

Project Name

6901 N Shartel Ave

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

This rezone is requested to permit two single family detached homes.

Summary Purpose Statement / Proposed Development

Staff Use Only
Case No.: SPUD - 1522
File Date: 16MAR'23
Ward No.: 2
Nbhd. Assoc.: ---
School District: OKC
Extg Zoning: R-1
Overlay: ---

0.16 acres

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):

Tectonic Design Build, LLC

Name

7201 NE 121st St.

Mailing Address

Edmond, OK 73013

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](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

# WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
File No.: 1909318  
Stewart Title Guaranty Company

2023010501001661 B: 15359 P: 4882  
01/05/2023 10:16:28 AM Pgs: 1  
Fee: \$18.00  
Kerrie Hudson, Deputy County Clerk  
Oklahoma County - State of Oklahoma



## Know All Men by These Presents:

THAT, **Alisa J Weatherman and Dan Weatherman, wife and husband**, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Tectonic Design Build, LLC**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Thirty-two (32), in Block Three (3), of MANOR HILL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exempt Per 68 O.S. 3202(4)

TAX ID No.: 085675800

Grantee's Mailing Address: 7201 Northeast121st Street, Edmond, OK 73013

together with all the improvements thereon and the appurtenances thereto belonging and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 4th day of January, 2023

  
Alisa J Weatherman

  
Dan Weatherman

1909318  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 4th day of January, 2023, personally appeared, **Alisa J Weatherman and Dan Weatherman, wife and husband**, to me well known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.

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

Bo Griffy  
Commission Expires: 06/26/26

RETURN TO:  
Stewart Title of Oklahoma, Inc.  
5651 N Classen Blvd, Suite 100  
Oklahoma City, OK 73118



LEGAL DESCRIPTION

6901 N Shartel Ave.

Lots Thirty-Two (32), in Block Three (3), of MANOR HILL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 15359, Page 1882, Oklahoma County, Oklahoma.

March 16, 2023

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Mr. Curtis Liggins

**RE: 6901 N Shartel Ave: SPUD Submittal**

Dear Mr. Liggins:

On behalf of the property owner, Tectonic Design Build, LLC, we are submitting a request for a Simplified Planned Unit Development application to be reviewed and recommended for approval by the Planning Commission for property located at 6901 N Shartel Ave. in Oklahoma City. The subject site is currently zoned as R-1, "Single-Family Residential" District. Currently the property is undeveloped. This application seeks to rezone the property, totaling 0.16 acres, to permit two single family detached homes. This proposed development is similar to and will complement the surrounding area.

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

- SPUD Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **April 27, 2023**. 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, Johnson & Associates  
[4883 001/ PUD]

P:\4883\001\SPUD\Sub Ltr.docx

**Tectonic Design Build, LLC**  
7201 NE 121<sup>st</sup> St.  
Edmond, OK 73013  
PH: (000) 000-0000  
405-245-7578

March 10, 2023

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

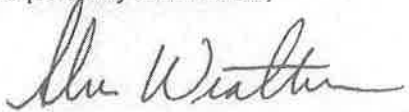
Attn: Ms. Sarah Welch

**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 Simplified Planned Unit Development (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,

  
ALISA WEATHERMAN

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: 4883 001/PUD

**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:

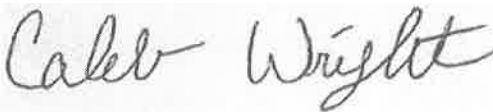
Lot Thirty-Two (32), in Block Three (3), of MANOR HILL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), 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: March 9, 2023 at 7:30 AM

**First American Title Insurance Company**



By:

Caleb Wright

Abstractor License No. 5032

OAB Certificate of Authority # 0049

File No. 2801767-OK99

ORDER 2801767  
OWNERSHIP REPORT

DATE PREPARED: MARCH 15, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.

MAP NUMBER	ACCOUNT NUMBER	NAME1	NAME2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2615	R085675800	TECTONIC DESIGN BUILD LLC		7201 NE 121ST ST	EDMOND	OK	73013	MANOR HILL SUB ADD	003	032	MANOR HILL SUB ADD 003 032 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2615	R073771820	LINVILLE PROPERTIES LLC		6217 COMMODORE LN	OKLAHOMA CITY	OK	73162-3052	BURTONS SUB BLK 133/138 N OC	003	000	BURTONS SUB BLK 133/138 N OC 003 000 LOTS 16 & 17	6900 N SHARTEL AVE OKLAHOMA CITY
2615	R073771610	LINVILLE PROPERTIES LLC		6217 COMMODORE LN	OKLAHOMA CITY	OK	73162-3052	BURTONS SUB BLK 133/138 N OC	003	000	BURTONS SUB BLK 133/138 N OC 003 000 LOT 18 THRU 21	745 NW 68TH ST OKLAHOMA CITY
2615	R073772170	J & M INVESTMENT CO		PO BOX 14801	OKLAHOMA CITY	OK	73113-0801	BURTONS SUB BLK 133/138 N OC	003	000	BURTONS SUB BLK 133/138 N OC 003 000 LOTS 24 & 25	0 UNKNOWN OKLAHOMA CITY
2615	R073771750	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BURTONS SUB BLK 133/138 N OC	003	000	BURTONS SUB BLK 133/138 N OC 003 000 LOTS 14 & 15	0 UNKNOWN OKLAHOMA CITY
2615	R073771620	HIBBS HILBERT A		1204 MARY LEE LN	EDMOND	OK	73034-5427	BURTONS SUB BLK 133/138 N OC	003	000	BURTONS SUB BLK 133/138 N OC 003 000 LOTS 6 THRU 13	726 NW 69TH ST OKLAHOMA CITY
2615	R073772030	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BURTONS SUB BLK 133/138 N OC	003	022	BURTONS SUB BLK 133/138 N OC 003 022	0 UNKNOWN OKLAHOMA CITY
2615	R073772100	GARRETT AND COMPANY LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	BURTONS SUB BLK 133/138 N OC	003	023	BURTONS SUB BLK 133/138 N OC 003 023	0 UNKNOWN OKLAHOMA CITY
2615	R073772940	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BURTONS SUB BLK 133/138 N OC	004	000	BURTONS SUB BLK 133/138 N OC 004 000 LOTS 19 THRU 27	715 NW 67TH ST OKLAHOMA CITY

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2615	R073772730	DAFFER ERNEST R & SUSAN A		6800 N SHARTEL AVE	OKLAHOMA CITY	OK	73116- 7514	BURTONS SUB BLK 133/138 N OC	004	000	BURTONS SUB BLK 133/138 N OC 004 000 LOTS 17 & 18	6800 N SHARTEL AVE OKLAHOMA CITY
2615	R073772680	WAYNE IVAN		6608 N WESTERN AVE NO 416	OKLAHOMA CITY	OK	73116	BURTONS SUB BLK 133/138 N OC	004	000	BURTONS SUB BLK 133/138 N OC 004 000 LOTS 14 THRU 16	0 UNKNOWN OKLAHOMA CITY
2615	R073772520	THEO PROPERTIES LLC		1225 NW 32ND ST	OKLAHOMA CITY	OK	73118	BURTONS SUB BLK 133/138 N OC	004	000	BURTONS SUB BLK 133/138 N OC 004 000 LOTS 6 THRU 13	0 UNKNOWN OKLAHOMA CITY
2615	R085672490	RIG REAL ESTATE INVESTMENTS LLC		829 NW 69TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	002	000	MANOR HILL SUB ADD 002 000 LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY
2615	R085672600	WEINRICH ENTERPRISES LLC		1122 NW 13TH ST	OKLAHOMA CITY	OK	73106	MANOR HILL SUB ADD	002	000	MANOR HILL SUB ADD 002 000 LOTS 29 & 30	807 NW 69TH ST OKLAHOMA CITY
2615	R085673000	JACKSON RICHARD L & BARBARA L LOWREY HELEN		333 W BRITTON RD	OKLAHOMA CITY	OK	73114- 3545	MANOR HILL SUB ADD	002	000	MANOR HILL SUB ADD 002 000 LOTS 31 & 32	801 NW 69TH ST OKLAHOMA CITY
2615	R085673600	RIG REAL ESTATE INVESTMENTS LLC		829 NW 69TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	000	MANOR HILL SUB ADD 003 000 LOTS 8 & 9	804 NW 69TH ST OKLAHOMA CITY
2615	R085673300	RIG REAL ESTATE INVESTMENTS LLC		829 NW 69TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	000	MANOR HILL SUB ADD 003 000 LOTS 5 THRU 7	804 NW 69TH ST OKLAHOMA CITY
2615	R085673200	RIG REAL ESTATE INVESTMENTS LLC		829 NW 69TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	000	MANOR HILL SUB ADD 003 000 LOTS 2 THRU 4	802 NW 69TH ST OKLAHOMA CITY
2615	R085673100	RIG REAL ESTATE INVESTMENTS LLC		829 NW 69TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	001	MANOR HILL SUB ADD 003 001	6915 N SHARTEL AVE OKLAHOMA CITY



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DATE PREPARED: MARCH 15, 2023  
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2615	R085674850	HAIL YEAH INVESTMENTS LLC		3141 NW 63RD ST STE 4	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	025	MANOR HILL SUB ADD 003 000 LOTS 24 & 25	829 NW 68TH ST OKLAHOMA CITY
2615	R085674900	SMITH CASSIE M ROBERT	MCNAUGHTON ROBERT	817 NW 68TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	026	MANOR HILL SUB ADD 003 026	825 NW 68TH ST OKLAHOMA CITY
2615	R085675000	MCNAUGHTON ROBERT	SMITH CASSIE	817 NW 68TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	027	MANOR HILL SUB ADD 003 027	817 NW 68TH ST OKLAHOMA CITY
2615	R085675005	TRAN LONG	BUI THAO	4612 NW 32ND ST	OKLAHOMA CITY	OK	73122	MANOR HILL SUB ADD	003	028	MANOR HILL SUB ADD 003 028	815 NW 68TH ST OKLAHOMA CITY
2615	R085675200	MCNAUGHTON ROBERT	SMITH CASSIE	817 NW 68TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	003	029	MANOR HILL SUB ADD 003 029	813 NW 68TH ST OKLAHOMA CITY
2615	R085675201	TEAGUE SKYLER		424 S MAIN ST	NEWCASTLE	OK	73065	MANOR HILL SUB ADD	003	030	MANOR HILL SUB ADD 003 030	809 NW 68TH ST OKLAHOMA CITY
2615	R085675600	TECTONIC DESIGN BUILD LLC		7201 NE 121ST ST	EDMOND	OK	73013	MANOR HILL SUB ADD	003	031	MANOR HILL SUB ADD 003 031	805 NW 68TH ST OKLAHOMA CITY
2615	R085678200	THRELKELD BRUCE		811 NW 67TH ST	OKLAHOMA CITY	OK	73116-7619	MANOR HILL SUB ADD	004	000	MANOR HILL SUB ADD 004 000 LOTS 29 & 30 & W/2 LOT 31	811 NW 67TH ST OKLAHOMA CITY
2615	R085678600	NANDINA INVESTMENTS LLC		3008 SUNSET LN	OKLAHOMA CITY	OK	73120	MANOR HILL SUB ADD	004	000	MANOR HILL SUB ADD 004 000 E/2 LOT 31 & ALL LOT 32	801 NW 67TH ST OKLAHOMA CITY
2615	R085676000	HOLLIDAY CARL H REVOCABLE TRUST		1905 BEDFORD DR	NICHOLS HILLS	OK	73116	MANOR HILL SUB ADD	004	000	MANOR HILL SUB ADD 004 000 LOTS 1 & 2	6819 N SHARTEL AVE OKLAHOMA CITY

ORDER 2801767  
OWNERSHIP REPORT

DATE PREPARED: MARCH 15, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.

2615	R085676400	TEAGUE SKYLER			424 S MAIN ST	NEWCASTLE	OK	73065	MANOR HILL SUB ADD	004	003	MANOR HILL SUB ADD 004 003	812 NW 68TH ST OKLAHOMA CITY
2615	R085676600	WEATHERMAN ALISA J	WEATHERMAN DANIEL		814 NW 68TH ST	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	004	004	MANOR HILL SUB ADD 004 004	814 NW 68TH ST OKLAHOMA CITY
2615	R085676625	BALLET OKLAHOMA INC			6800 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	004	005	MANOR HILL SUB ADD 004 005	816 NW 68TH ST OKLAHOMA CITY
2615	R085676700	BALLET OKLAHOMA INC			6800 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	004	006	MANOR HILL SUB ADD 004 006	818 NW 68TH ST OKLAHOMA CITY
2615	R085676800	BALLET OKLAHOMA INC			6800 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	004	007	MANOR HILL SUB ADD 004 007	824 NW 68TH ST OKLAHOMA CITY
2615	R085677995	BALLET OKLAHOMA INC			6800 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116	MANOR HILL SUB ADD	004	027	MANOR HILL SUB ADD 004 027	821 NW 67TH ST OKLAHOMA CITY
2615	R085678000	WEATHERMAN ALISA			7201 NE 121ST ST	EDMOND	OK	73013	MANOR HILL SUB ADD	004	028	MANOR HILL SUB ADD 004 028	817 NW 67TH ST OKLAHOMA CITY

ORDER 2801767  
OWNERSHIP REPORT

DATE PREPARED: MARCH 15, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.

2615	R132969920	SHARTEL LAND COMPANY LLC	7000 N SHARTEL AVE	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SEC 04 12N 3W BLK 000 LOT 000 PT SW4 SEC 4 12N 3W BEING PT OF E 1/2 OF SW4 FORMERLY LOTS 1 THRU 15 BLK 1 & E & W VAC ALLEY LYING BETWEEN SD LTS ALL OF VACATED 70TH ST LYING BETWEEN BLKS 1 & 2 & LOTS 1 THRU 24 BLK 2 & E & W VAC ALLEY IN BLK 2 & N/2 OF VACATED 69TH ST ADJ LTS 12 THRU 24 & LOTS 1 THRU 5 & 26 THRU 31 BLK 3 & E & W VAC ALLEY LYING BETWEEN SD LTS & N/2 OF VACATED 68TH ST ADJ LTS 26 THRU 31 & S/2 OF VACATED 68TH ST ADJ LTS 1 THRU 5 IN BLK 4 ALL IN BURTONS SUB BLK 133/138 N OKC ADDN NOW VACATED	7000 N SHARTEL AVE OKLAHOMA CITY
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## SPUD-\_\_\_\_ MASTER DESIGN STATEMENT

**6901 N Shartel Ave.**

**March 14, 2023**

*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.

This site will be developed in accordance with the regulation of **R-1 "Single-Family Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

**1. Uses Permitted**

The Use and Development regulations of the R-1 "Single-Family Residential" District shall govern this SPUD, except as modified below.

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

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

**2. Maximum Building Height:**

Maximum height of any building shall be 35 feet.

**3. Minimum Lot Size:**

The minimum lot size within this SPUD shall be 3,000 sf.

**4. Minimum Lot Width:**

The minimum lot width within this SPUD shall be 50 feet.

**5. Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 75%.

**7. Building Setback Lines:**

North: 10 feet

East (N Shartel Ave): 10 feet

West: 5 feet

South (NW 68<sup>th</sup> St): 20 feet

Setbacks between internally divided parcel shall be zero (0) feet, except as required by building and fire codes.

**8. Sight-proof Screening:**

Sight-proof fencing shall not be required for this SPUD. However, a up to a 6-foot fence shall be permitted along N Shartel Ave.

**9. Landscaping:**

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

**10. Signs:**

Signage shall not be permitted for this SPUD.

**11. Vehicular Access:**

Two (2) driveways shall be permitted from N Shartel Ave.

**12. Sidewalks:**

Five-foot sidewalks shall be constructed on N Shartel Ave. and NW 68<sup>th</sup> St. or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

**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.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Platting:**

All land within this SPUD 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 SPUD.

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

**5. Drainage:**

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

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Other:**

**7.1 Lighting:** N/A

**7.2 Dumpsters:** N/A

**7.3 Common Areas:** Not Required

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Master Development Plan

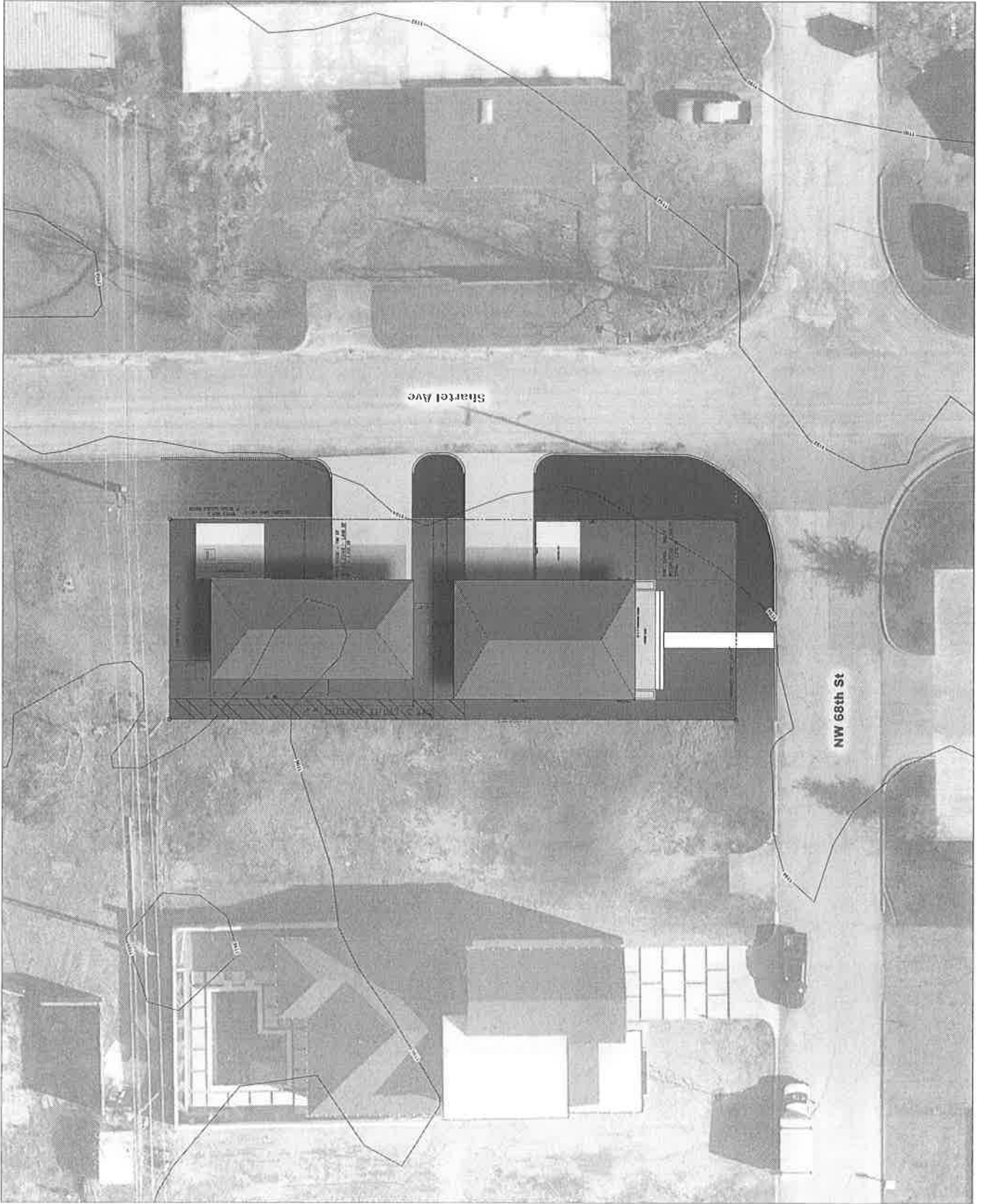
**EXHIBIT A**

**LEGAL DESCRIPTION**

6901 N Shartel Ave.

Lots Thirty-Two (32), in Block Three (3), of MANOR HILL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.  
As recorded in Book 15359, Page 1882, Oklahoma County, Oklahoma.





6901 N Shartel Ave

Exhibit B  
Conceptual Site Plan

±10.16 acres

**JA**  
JOHNSON & ASSOCIATES

Johnson & Associates  
1 E. Shartel Ave., Suite 200  
Olathe, KS 66045  
Phone: 913.763.1234  
Fax: 913.763.1235  
www.ja-ks.com

Prepared by: Johnson & Associates  
Date: 10/20/2010  
Project: 6901 N Shartel Ave  
Client: Johnson & Associates

Conceptual site plan for 6901 N Shartel Ave  
prepared under professional supervision