

Planning Commission Minutes
November 9, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:24 a.m. on November 6, 2023)

17. (SPUD-1509) Application by J. Rodney King to rezone 1603 North Classen Boulevard from R-3 Medium Density Residential District to SPUD-1509 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. Amend Section 8. Sight-Proof Screening to allow a maximum 6-foot high fence to be built from the top of any retaining wall for up to 50 percent of the Classen Blvd frontage.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION
AS AMENDED.**

MOVED BY GOVIN, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 9, 2023

Item No. IV. 17.

(SPUD-1509) Application by J. Rodney King to rezone 1603 North Classen Boulevard from R-3 Medium Density Residential District to SPUD-1509 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Fallon Brooks, Jollybird Design
Phone (415) 518-1175
Email fallon@jollybird.design

B. Case History

This application was continued from the March 23, April 13, May 25, June 22, July 13, July 27, August 10, August 24, September 14, September 28, and October 26, 2023 Planning Commission meetings.

C. Reason for Request

The purpose of this application is to allow a mixed-use development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

2. Size of Site: 0.267 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-3	R-3	R-3	C-4	SPUD-1097
Land Use	Residential	Residential	Residential	Office	Residential

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **NB Neighborhood Business 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:

8300.1 Administrative and Professional Offices
8300.2 Adult Day Care Facilities
8300.8 Animal Sales and Services: Grooming
8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
8300.12 Automotive: Parking Garages
8300.13 Automotive: Parking Lots, as a Principal Use
8300.23 Building Maintenance Services
8300.24 Business Support Services
8300.25 Child Care Centers
8300.29 Communications Services: Limited
8250.4 Community Recreation: Restricted
8300.32 Convenience Sales and Personal Services
8250.5 Cultural Exhibits
8350.3 Custom Manufacturing
8200.2 Dwelling Units and Mixed Uses
8300.34 Eating Establishments: Drive-In
8300.35 Eating Establishments: Fast Food
8300.37 Eating Establishments: Sitdown
8300.38 Eating Establishments: Sitdown, Alcohol Permitted
8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41 Food and Beverage Retail Sales
8150.6.3 Greenhouse
8150.6.5 Hoop House
8250.11 Library Services and Community Centers
8250.12 Light Public Protection and Utility: General
8250.13 Light Public Protection and Utility: Restricted
8250.14 Low Impact Institutional: Neighborhood-Related
8300.52 Medical Services: General
8300.53 Medical Services: Restricted
8300.55 Participant Recreation and Entertainment: Indoor
8300.59 Personal Services: Restricted
8300.61 Repair Services: Consumer
8300.62 Research Services: Restricted
8300.63 Retail Sales and Services: General
8250.3 Community Recreation: Property Owners Association
8200.12 Multiple-Family Residential

8200.13 Senior Independent Living
8200.14 Single-Family Residential
8200.15 Three- and Four-Family Residential
8200.16 Two-Family Residential

2. Minimum Lot Size: None

3. Minimum Lot Width: None

4. Maximum Building Height: 40 feet tall within 60 feet of the western boundary of the SPUD, otherwise 65 feet measured from the sidewalk grade at Classen Boulevard.

5. Maximum Building Size: 10,000 sf total footprint all buildings.

6. Maximum Number of Buildings: 4

7. Building Setback Lines

Front Yard: 0' (East)(Classen Blvd)
Rear Yard: 5' (West)(Alley)
Side Yard: 5' (North)
5' (South) (NW 15th Street)
Internal Setbacks: 0'

The Special Building Line (SBL-5) along N Classen Blvd shall not apply.

8. Sight-proof Screening: A maximum 10' high fence or wall may be built along the North, South, and West boundaries of this parcel. A maximum 6' high retaining wall with a 6' high wall or fence in addition to a retaining wall may be built along the East boundary abutting Classen Boulevard.

9. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development in addition to the additional requirements as listed below.

One medium tree for each 40 linear feet shall be planted within 20 feet of the west, south, and east SPUD boundaries and shall count toward landscaping points.

A minimum of 20 additional landscaping points shall be required for each individual drive from platted alley.

10. Signs:

- 8.1 Free standing accessory signs: shall not be allowed.
- 8.2 Attached signs shall be per the base district.
- 8.3 Non-Accessory Signs: shall not be permitted.
- 8.4 Electronic Message Display signs shall not be permitted.

11. Access: Access may be taken from the platted 15' alley. One 24' wide driveway shall be permitted from NW 15th Street.

12. Sidewalks: There are existing five-foot sidewalks along NW 15th St. and N Classen Blvd. Should said sidewalks be damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace them if necessary.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, wood, and/or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings and exposed metal buildings shall not be permitted.

2. Open Space: There shall be a minimum of 20% open space required for this SPUD

3. Street Improvements: N/A

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. Dumpsters:

- 5.1** Dumpsters shall be screened to a height sufficient to shield dumpster from sight on three sides by using a single opaque material wall or fence, or by using a combination of opaque materials, berming, and/or evergreen landscaping that provides the required screening effect and on the fourth side screened by a solid gate of height sufficient to shield dumpster from sight. The gate shall remain closed except when trash pick-ups occur. Dumpsters may also be screened by the wall(s) of a principal or accessory structure. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters.

- 5.2 All dumpster enclosures shall be located a minimum of 25' feet from adjacent property line of any residential zone or use.
- 6. Parking:**
- 6.1 The subject parcel shall meet the parking design requirements of the Oklahoma City Municipal Code, 2020, as amended.
- 6.2 The residential parking ratio for this SPUD shall be 1 space per dwelling unit or 1 space per 2,000 sf where any combination of residential, commercial, and office uses are proposed.
- 6.3 Parking shall be located behind buildings that front Classen Blvd, including garages.
- 6.4 Garages, if provided, shall count toward the parking requirement provided each space meets the parking stall design standards. Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations, and parking calculations for all structures in this SPUD shall be provided with the building permit application.
- 6.5 Any parking approved through the Oklahoma City Traffic Commission in conjunction with this project may count toward the required parking of this SPUD. Permeable paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works Review and approval.
- 6.6 Where connected to public rights-of-way that 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 permeable paving areas. Maintenance of the permeable paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting. Any garage shall be setback at least ten feet from the property line.
- 7. Maintenance:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.
- 8. Drainage:** The proposed development will be in compliance with Chapter 16 of the City Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan
Exhibit C: Setback Diagram
Exhibit D: Example of possible development type

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**

7. Public Works

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.

- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add Section II.7. The proposed development will be in compliance with chapter 16 of the City Oklahoma City Municipal Code, 2020, as amended.
- 12) Add Section I.11. Sidewalks within the SPUD shall be in accordance with the City Oklahoma City Municipal Code, requirements.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 12" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation

required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Multi-Unit/ 4 Plex building will require combined shared private service line.

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

a. Water/Wastewater Quality

Water Availability

- 1) An existing 6" and 12" water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.

- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Multi-Unit/ 4 Plex building will require a master meter to serve the entire complex.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate. Utilize Best Management Practices (BMP) for stormwater.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD has been modified since originally submitted to allow a mixed-use building along Classen Blvd with parking provided behind the structure.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.

- Keep alleys open and functional.
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.

The SPUD requires parking to be located behind buildings. Access is limited to the alley and one driveway on NW 15th Street, which intersects N Classen Blvd.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.
- Discourage widening of neighborhood streets and increasing curb radii.

Sidewalks are available along both street frontages. The SPUD requires them to be repaired or replaced if damaged during construction.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD proposes a maximum building height of 40 feet tall within 60 feet of the western boundary of the SPUD, otherwise 65 feet measured from the sidewalk grade at Classen Boulevard. The proposed setback on NW 15th Street is 5 feet, consistent with what was allowed in SPUD-1097 to the west. Parking would be shared and located behind buildings. The SPUD includes language that would allow a fence on top of a retaining wall along Classen Blvd. The intent is to allow a fence/wall similar to what is shown in the conceptual renderings, but the MDS may need to specify the distance or condition when and where the fence would be installed.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served Area*
- Fire Service: *Urban Service Level*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian Areas: N/A
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.

5) Transportation System: This site is located at the northwest corner of N Classen Boulevard, a Major Arterial Street, and NW 15th Street, a Neighborhood Street, both in the Urban Medium LUTA. The nearest transit (bus and BRT) service is available along N Classen Boulevard. A new protected bike lane has also been installed along Classen.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences (SU-4)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Share parking between contiguous developments. (C-31)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located at the northwest corner of NW 15th Street and N Classen Blvd in the Classen Ten Penn neighborhood. The site is zoned R-3 and developed with two residential buildings. The SPUD was originally submitted

with only the corner parcel to allow three new multifamily buildings. The SPUD has been modified and expanded to include the property to the north.

The new proposal would allow a mix of uses, including multifamily residential, in a building facing Classen Blvd. The SPUD uses the NB Neighborhood Business base zone. Building height has been modified to account for the residential on the west and the slope of the site towards Classen Blvd and is proposed at 40 feet within 60 feet of the western boundary of the SPUD, otherwise 65 feet measured from the sidewalk grade at Classen Boulevard. The SPUD limits driveways to one on NW 15th Street and takes access from the adjacent alley. All parking is required to be located behind structures. Trees will be planted on the west, east, and south property boundaries. No freestanding signs are allowed. The SPUD allows fencing along Classen Blvd in order to achieve a design similar to what is shown in the rendering, but the MDS may need to be clarified where the fencing would be installed so that the building will interact with the street, sidewalk, bike and BRT facilities in this prominent location on Classen Blvd.

IV. STAFF RECOMMENDATION

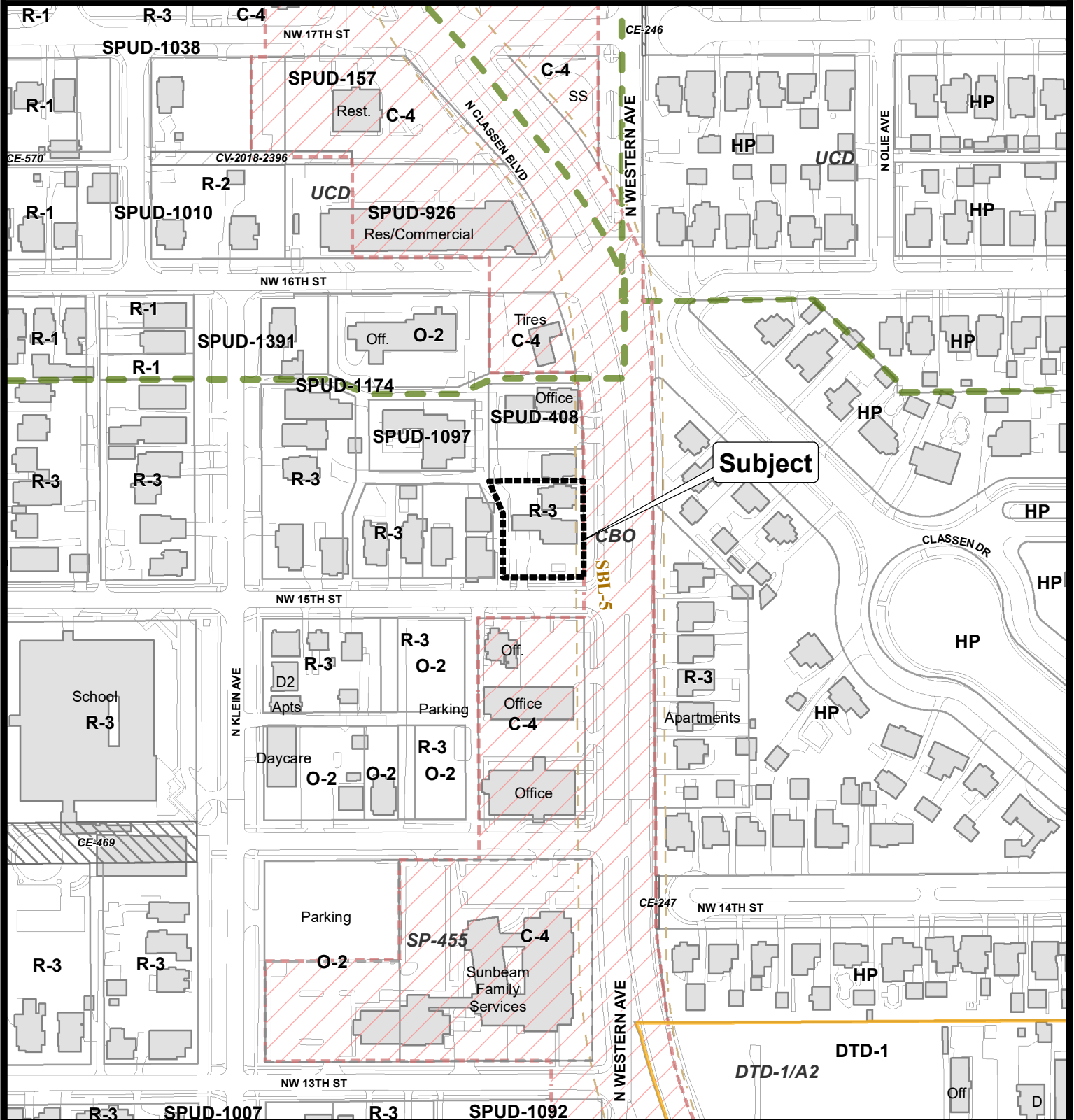
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

cl

Case No: SPUD-1509 Applicant: J Rodney King
Existing Zoning: R-3
Location: 1603 N. Classen Blvd.

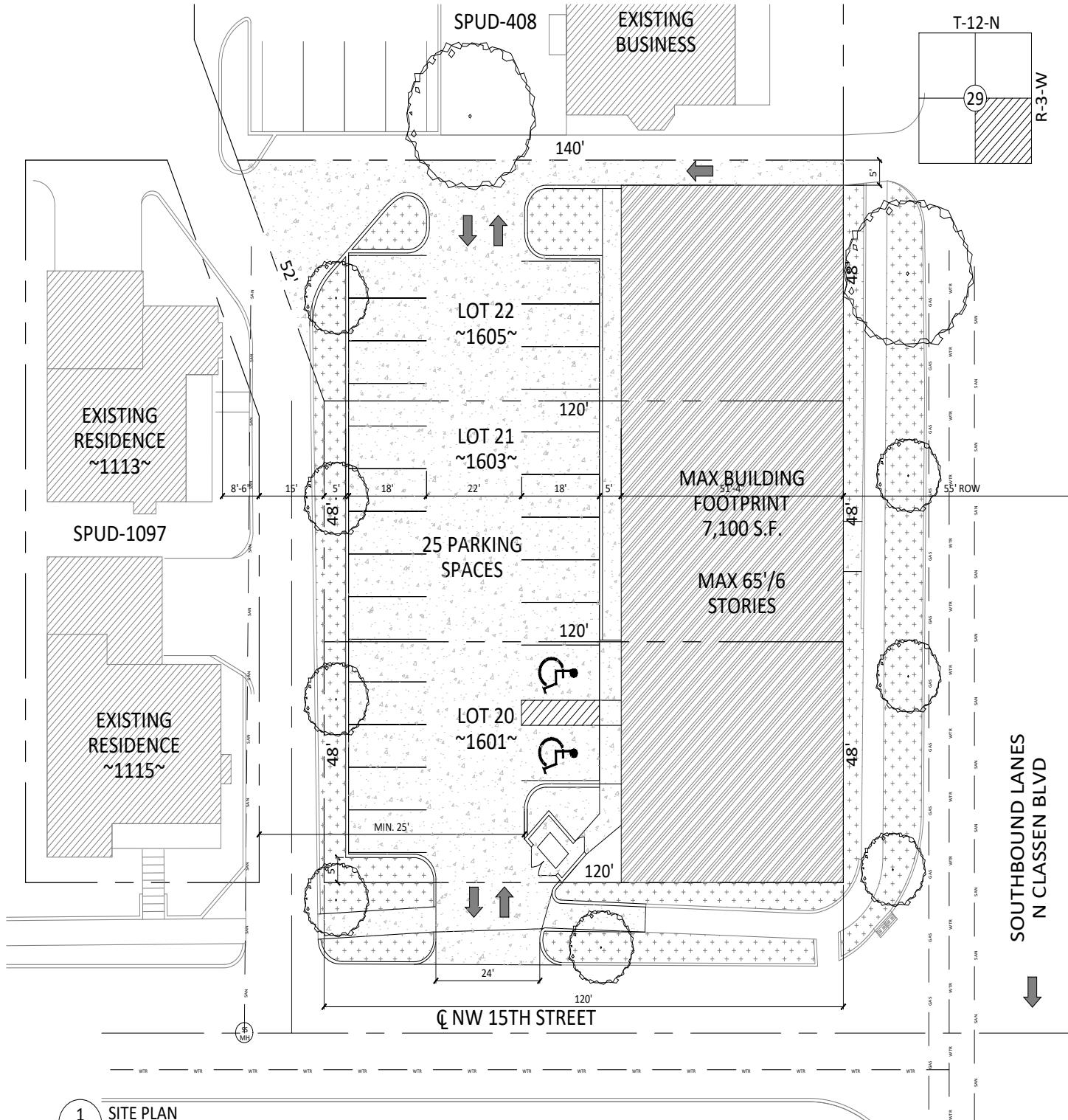


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet



PROPERTY LEGAL DESCRIPTION:

A PART OF THE SE/4 OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS LOTS 20-22 OF THE AVOCA SUB ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

NOTES:

- 1) ALL BEARINGS AND LOCATION INFORMATION IS DIRECTLY FROM EXISTING AVOCA SUB ADDITION TO OKLAHOMA CITY.
- 2) THIS SITE PLAN IS BASED ON PUBLICLY AVAILABLE INFORMATION AND IS NOT A LEGAL INSTRUMENT. IT IS FOR THE PURPOSE OF COMMUNICATING INTENT OF PROPERTY OWNER. PLEASE CONSULT A LICENSED PROFESSIONAL SURVEYOR FOR ACCURATE MEASUREMENTS AND PROPERTY DATA.
- 3) LOCATIONS OF EXISTING WATER LINE IS INFERRED BY LOCATION OF EXISTING METER. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.
- 4) LOCATION OF EXISTING GAS AND SEWER IS BASED ON FIELD MEASUREMENTS OF MANHOLES AND VENT PIPES.
- 5) ALL DIMENSIONS ARE BASED UPON MEASUREMENTS GATHERED IN THE FIELD BY RUDIMENTARY MEANS AND NOT EXACT LAND SURVEYING EQUIPMENT.

GENERAL NOTES:

1. THESE DRAWINGS ARE THE PROPERTY OF JOLLYBIRD HOME DESIGN AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF JOLLYBIRD HOME DESIGN.
2. ALL CONSTRUCTION SHALL ADHERE TO INTERNATIONAL RESIDENTIAL CODE®, 2018 EDITION (IRC®, 2018) AS AMENDED BY THE STATE OF OKLAHOMA AND/OR MUNICIPALITY/COUNTY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS. DO NOT SCALE FROM PLANS. USE AVAILABLE DIMENSIONS OR CONTACT DESIGNER FOR CLARIFICATION.
4. ALL FOUNDATION AND FRAMING DETAILS AND PLANS ARE FURNISHED FOR CLARIFICATION OF INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PLANS REVIEWED BY A STRUCTURAL/LUMBER ENGINEER FOR STRUCTURAL INTEGRITY AND MATERIALS QUANTITIES.
5. CONTRACTOR AND OWNER ARE TO DETERMINE MATERIALS INCLUDED IN BID PRICE. JOLLYBIRD HOME DESIGN BEARS NO RESPONSIBILITY FOR OMISSION OF MATERIALS AND/OR DETAILS. THE INTENT OF THESE PLANS IS TO CONVEY AN OVERALL DESIGN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO APPLICABLE STANDARDS AND CODES OF RESIDENTIAL CONSTRUCTION TO PRODUCE COMPLIANT APPROXIMATION OF THE DESIGN.

1 SITE PLAN
C-1 1" = 10'-0"



PROPOSED SITE PLAN
SPUD-1509
1601-1605 N Classen Boulevard
Oklahoma City 73106

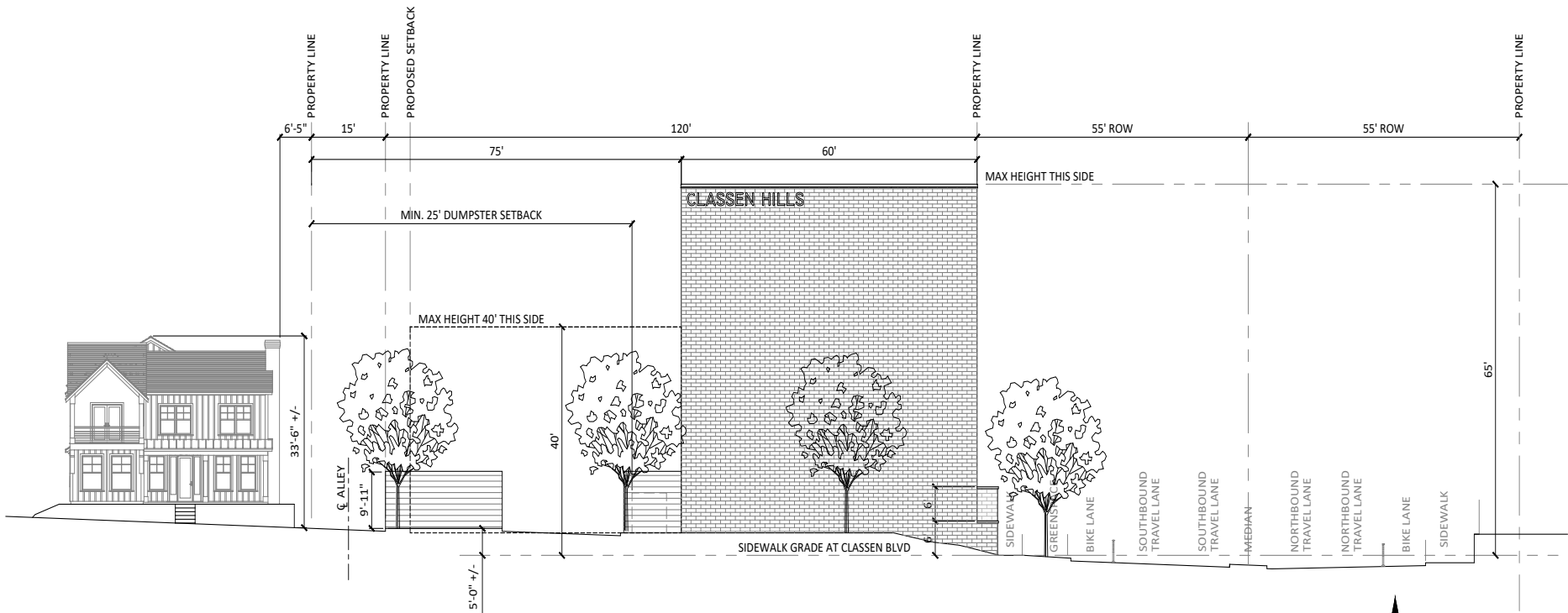
MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

4312 N. Classen Blvd
OKC, OK 73118
405.655.8077

JollyBird
Home Design

#2326
DRAWN BY
FRB
DATE
10/4/2023

C-1



1 HEIGHT AND SETBACK DIAGRAM
C-2 1" = 10'-0"



GENERAL NOTES:

1. THESE DRAWINGS ARE THE PROPERTY OF JOLLYBIRD HOME DESIGN AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF JOLLYBIRD HOME DESIGN.
2. ALL CONSTRUCTION SHALL ADHERE TO INTERNATIONAL RESIDENTIAL CODE®, 2018 EDITION (IRC®, 2018) AS AMENDED BY THE STATE OF OKLAHOMA AND/OR MUNICIPALITY/COUNTY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS. DO NOT SCALE FROM PLANS. USE AVAILABLE DIMENSIONS OR CONTACT DESIGNER FOR CLARIFICATION.
4. ALL FOUNDATION AND FRAMING DETAILS AND PLANS ARE FURNISHED FOR CLARIFICATION OF INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PLANS REVIEWED BY A STRUCTURAL/LUMBER ENGINEER FOR STRUCTURAL INTEGRITY AND MATERIALS QUANTITIES.
5. CONTRACTOR AND OWNER ARE TO DETERMINE MATERIALS INCLUDED IN BID PRICE. JOLLYBIRD HOME DESIGN BEARS NO RESPONSIBILITY FOR OMISSION OF MATERIALS AND/OR DETAILS. THE INTENT OF THESE PLANS IS TO CONVEY AN OVERALL DESIGN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO APPLICABLE STANDARDS AND CODES OF RESIDENTIAL CONSTRUCTION TO PRODUCE COMPLIANT APPROXIMATION OF THE DESIGN.

NOTES:

- 1) ALL BEARINGS AND LOCATION INFORMATION IS DIRECTLY FROM EXISTING AVOCA SUB ADDITION TO OKLAHOMA CITY.
- 2) THIS SITE PLAN IS BASED ON PUBLICLY AVAILABLE INFORMATION AND IS NOT A LEGAL INSTRUMENT. IT IS FOR THE PURPOSE OF COMMUNICATING INTENT OF PROPERTY OWNER. PLEASE CONSULT A LICENSED PROFESSIONAL SURVEYOR FOR ACCURATE MEASUREMENTS AND PROPERTY DATA.
- 3) LOCATIONS OF EXISTING WATER LINE IS INFERRED BY LOCATION OF EXISTING METER. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.
- 4) LOCATION OF EXISTING GAS AND SEWER IS BASED ON FIELD MEASUREMENTS OF MANHOLES AND VENT PIPES.
- 5) ALL DIMENSIONS ARE BASED UPON MEASUREMENTS GATHERED IN THE FIELD BY RUDIMENTARY MEANS AND NOT EXACT LAND SURVEYING EQUIPMENT.



Exhibit D
Example of possible development type

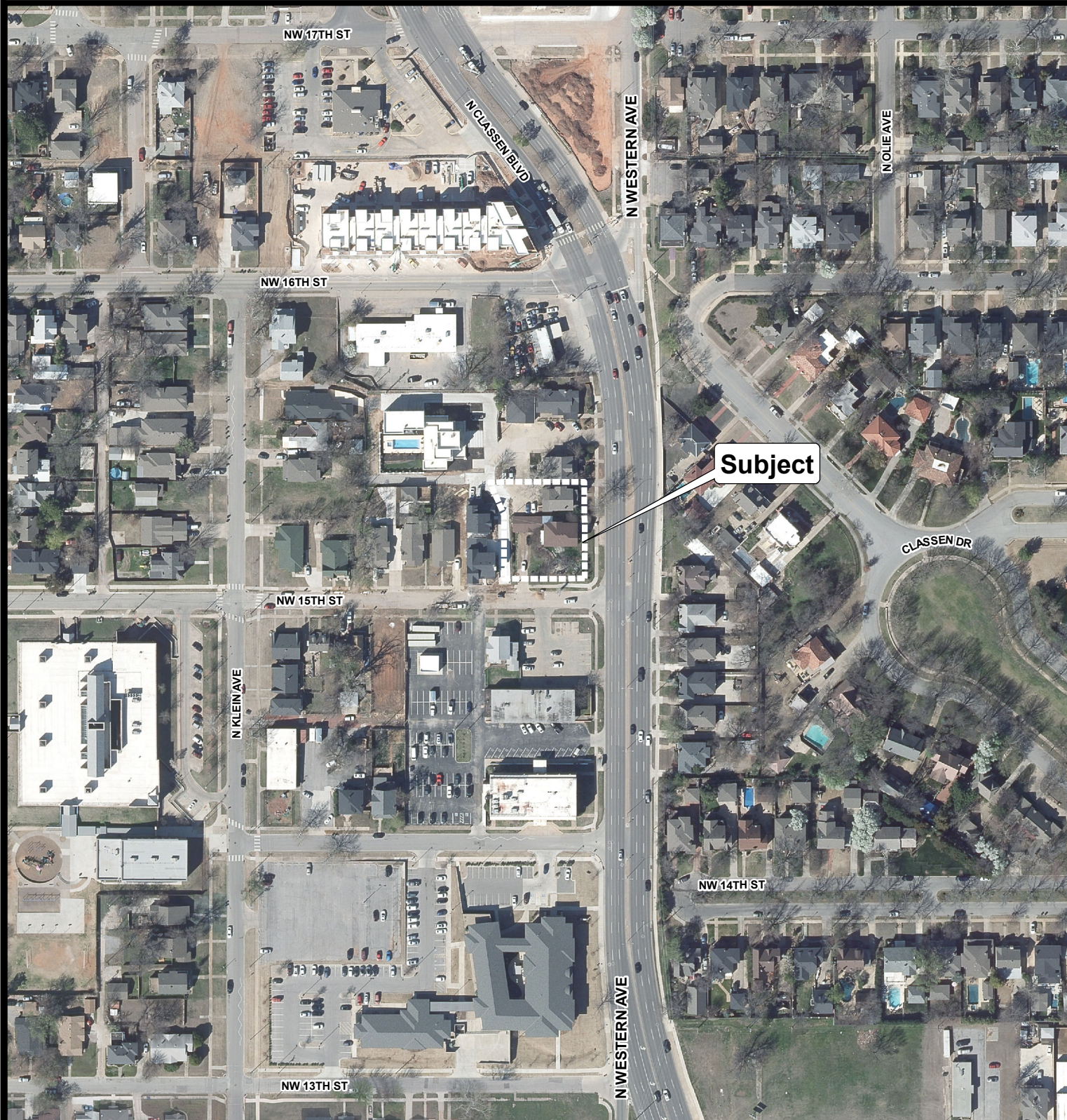


Render from Southeast



Render from East

Case No: SPUD-1509 Applicant: J Rodney King
Existing Zoning: R-3
Location: 1603 N. Classen Blvd.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet