



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>

SPUD ONLY	
Case No.:	SPUD 1612
File Date:	15FEB'24
Ward No.:	6
Nbhd. Assoc.:	LINWOOD PL UCD
School District:	OKC
Extg Zoning:	R-1
Overlay:	LINWOOD PL UCD

Simplified Planned Unit Development District

Project Name Chris Gold Rezoning and Build Project

3121 NW 20th St. Oklahoma City, OK, 73107
Address / Location of Property (Provide County name & parcel no. if unknown)

Re-zone lot from R1 to R2 in order to build living quarters for parents
Summary Purpose Statement / Proposed Development

ReZoning Area (Acres or Square Feet)

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):

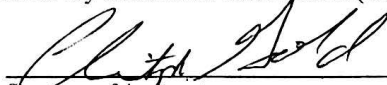
Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Christopher Gold
Applicant's Name (please print)

3121 NW 20th St.
Applicant's Mailing Address

Oklahoma City, OK, 73107
City, State, Zip Code

405-410-7657
Phone

Christopher.gold@cuhealth.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.

Tax I.D. No.: 065266960

Mail Tax Statement To:

OKLAHOMA'S Credit Union
3001 N. Lincoln Blvd
OKC OK 73105

After Recording Return To:
American Eagle Title Group, LLC
6805 N. Classen Blvd, Suite A
Oklahoma City, OK 73116

This document was electronically
filed 2-2-19 @ 02:31:07 pm
in Oklahoma County,
Oklahoma and recorded in
Book 13945, Page 687 by
American Eagle Title Group, L.L.C.

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

WARRANTY DEED

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That, **Christopher J. Gold, A Single Person and Miriam R.B. Gold, A Single Person**
party of the first part, in consideration of the sum of ***TEN AND NO/100***** dollars and other valuable
consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey
unto
Christopher James Gold

Whose address is: **3121 NW 20TH ST**
Oklahoma City, OK 73107

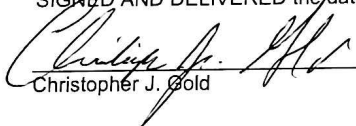
party of the second part, the following described real property and premises situated in **Oklahoma** County, State
of **Oklahoma**, to wit: Lot Twelve (12) in Block Forty (40) of LINWOOD PLACE ADDITION to Oklahoma City,
Oklahoma County, Oklahoma, according to the recorded plat thereof.

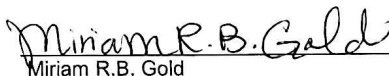
Together with all fixtures and improvements, and all appurtenances, subject to existing ordinances, plat or deed
restrictions, utility easements serving the property, including all mineral rights owned by party of the first part,
which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and
warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and
assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments,
mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those
exceptions and reservations set forth hereinabove or hereinafter.

Exempt from Documentary Stamps per Section 3202 Paragraph 4

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.


Christopher J. Gold



Miriam R.B. Gold

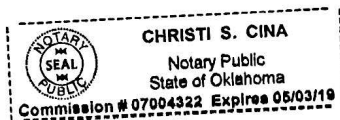
ACKNOWLEDGMENT

State of **Oklahoma** County of **Oklahoma** ss:

The foregoing instrument was acknowledged before me on this January 18, 2019 by **Christopher J. Gold, A Single Person and Miriam R.B. Gold, A Single Person.**

My Commission Expires:


Notary Public,



Closing Agent: American Eagle Title Group, LLC
File Number: 1901-0002-61
Underwriter: American Eagle Title Insurance Company

1/13

EC No.: 1901-0002-61

EXHIBIT A

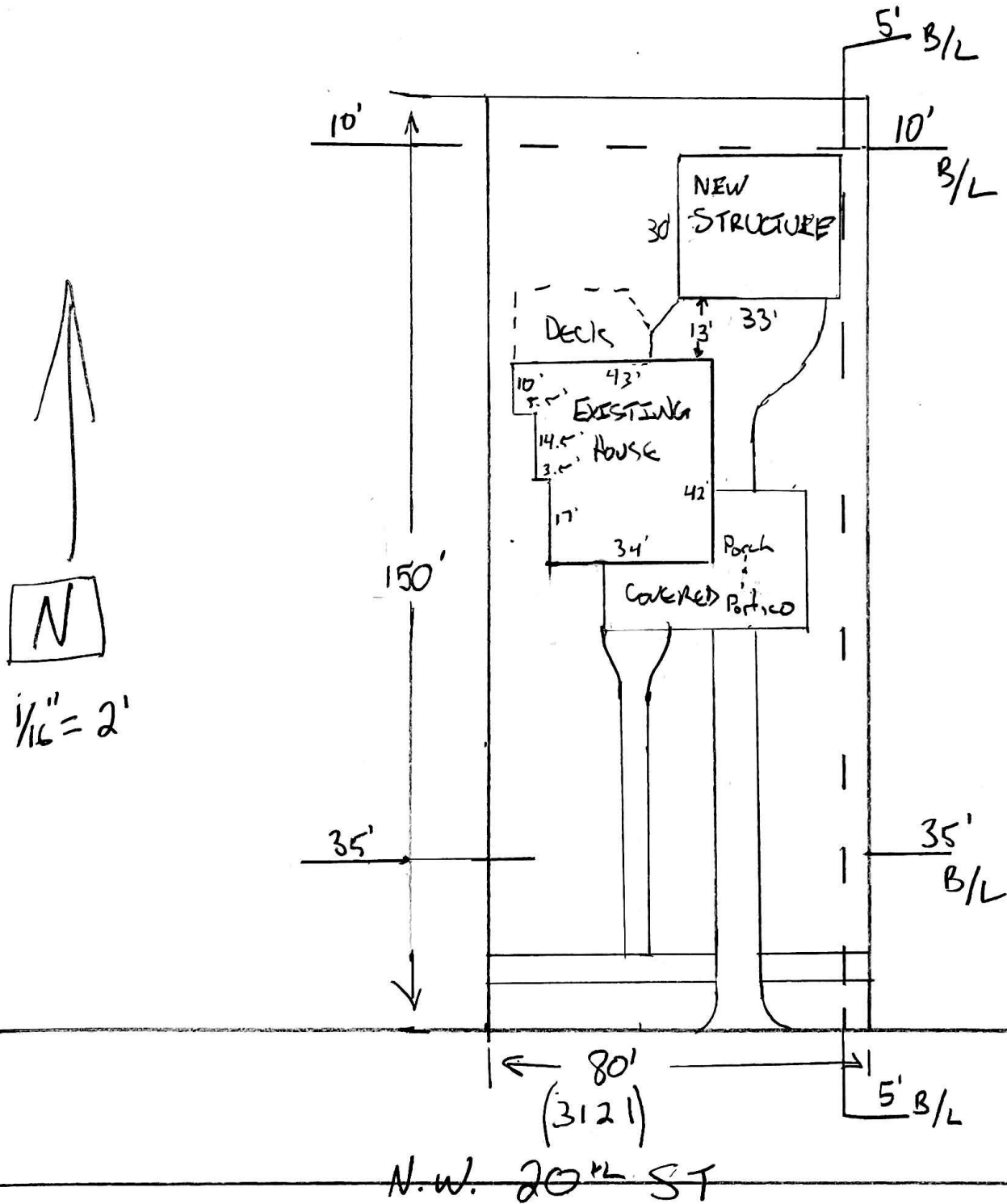
LEGAL DESCRIPTION

3121 NW 20TH Street

Lot Twelve (12) in Block Forty (40) of LINWOOD PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

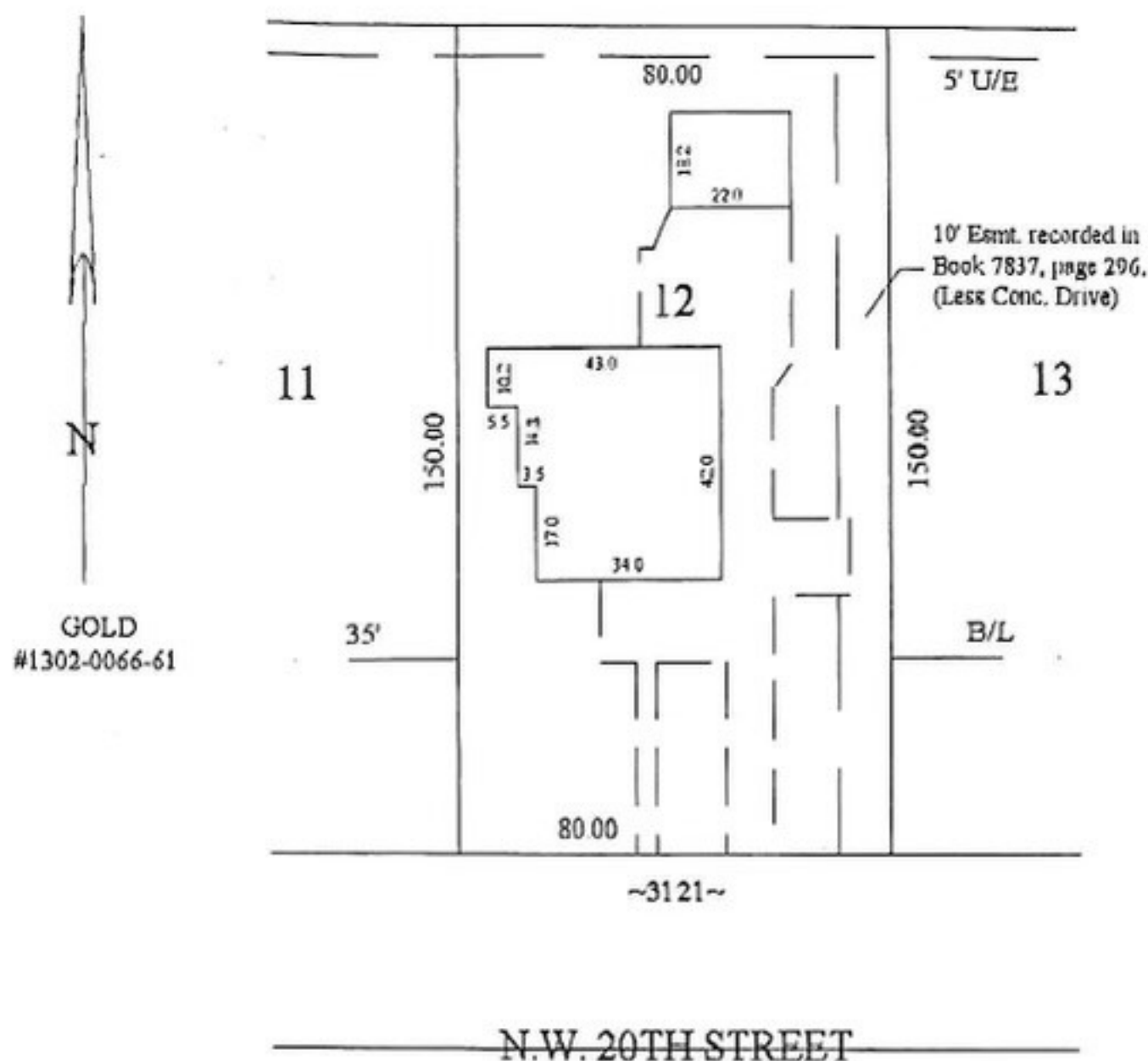
SITE PLAN

LOT 12, Block 40 of
LINWOOD PL ADDITION



Subject property lies within the boundaries of Flood Zone "X", an Area of Minimal Flood Hazard as shown on Community-Panel Number 40109C0280H dated 12-18-2009.

BLOCK 40 LINWOOD PLACE ADDITION



Rules and Regulations recorded in Book 3065, pages 621 to 645 affect subject property as stated in the filed instrument.

MORTGAGE INSPECTION REPORT

I, CHRISTOPHER D. HUGHES, a Professional Land Surveyor, hereby certify that I have prepared this Mortgage Inspection Report of: Lot Twelve (12), in Block Forty (40), of LINWOOD PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma

according to the recorded plat thereof. I further certify that the improvements on the above described property, except utility connections, are entirely within the property, except as shown, there are no encroachments of the improvements thereon upon the adjoining property or of adjacent improvements upon the described property. This inspection was made for loan purposes only and no other responsibility is herein assumed. Fences and landscape features are not considered to be improvements for the purpose of this report.

The Mortgagee's inspection was prepared for identification purposes for the Mortgagee in connection with a new mortgage and it is not intended to represent a land or property line survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the landowner or occupant.

The property is known as:
3121 N.W. 20th Street
Oklahoma City, Oklahoma



Christopher D. Hughes



Subscribed and sworn to before the undersigned, a Notary Public in and for the County and State of Oklahoma, this 16th day of February, 2013.
My Commission Expires: March 3, 2014.

Judy C. Hughes

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R065266960 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 500 ft. Radius Report

filed in the office of the County Assessor
on the 14th day of February, 20 24

Given under my hand and official seal this
14th day of February, 20 24

K. Burch County Assessor
Deputy

Oklahoma County Assessor
300 ft. Radius Report
2/14/2024

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R065266570	GIBB BLAKE H & KATHLEEN A		PO BOX 76504		OKLAHOMA CITY	OK	73147	LINWOOD PLACE AMENDED	039	000	LINWOOD PLACE AMENDED 039 000 E90FT OF S 1/2 LOT 2 & E90FT LOT 3	3101 NW 19TH ST OKLAHOMA CITY
R065266585	CATALDI AMY E		3111 NW 19TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	039	000	LINWOOD PLACE AMENDED 039 000 W90FT OF S 1/2 LOT 2 & W90FT LOT 3	3111 NW 19TH ST OKLAHOMA CITY
R065266735	SHRIVER DUANE H FAMILY TRUST		3119 NW 19TH ST		OKLAHOMA CITY	OK	73107-3823	LINWOOD PLACE AMENDED	039	013	LINWOOD PLACE AMENDED 039 013	3119 NW 19TH ST OKLAHOMA CITY
R065266720	TURNER WILLIAM ANDREW	TURNER COURTNEY JORDAN	3121 NW 19TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	039	012	LINWOOD PLACE AMENDED 039 012	3121 NW 19TH ST OKLAHOMA CITY
R065266705	BROWN ROGER K & DEBRA E		3129 NW 19TH ST		OKLAHOMA CITY	OK	73107-3823	LINWOOD PLACE AMENDED	039	011	LINWOOD PLACE AMENDED 039 011	3129 NW 19TH ST OKLAHOMA CITY
R065266690	MATALIK MARK & LEAH		3133 NW 19TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	039	010	LINWOOD PLACE AMENDED 039 010	3133 NW 19TH ST OKLAHOMA CITY
R065266675	HATCHER CHRISTOPHER	SORENSEN JAMIE	3139 NW 19TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	039	009	LINWOOD PLACE AMENDED 039 009	3139 NW 19TH ST OKLAHOMA CITY
R065266540	COLLUM MARK EDGAR	DIPBOYE-COLLUM JEAN ANN	3100 NW 20TH ST		OKLAHOMA CITY	OK	73107-3002	LINWOOD PLACE AMENDED	039	000	LINWOOD PLACE AMENDED 039 000 E90FT LOT 1 & E90FT OF N 1/2 LOT 2	3100 NW 20TH ST OKLAHOMA CITY
R065266555	CAD HOLDINGS LLC		1004 NW 139TH STREET PKWY		EDMOND	OK	73013	LINWOOD PLACE AMENDED	039	000	LINWOOD PLACE AMENDED 039 000 W90FT LOT 1 & W90FT OF N 1/2 LOT 2	3110 NW 20TH ST OKLAHOMA CITY
R065266600	HOOVER BRENDAN W & JACQUELYNN W	EGAN KRISTIN B	3116 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	039	004	LINWOOD PLACE AMENDED 039 004 80FT BY 150FT	3116 NW 20TH ST OKLAHOMA CITY
R065266615	EDDY LUKE THOMAS	HEUGATTER EMILY BROOKS	3122 NW 20TH ST		OKLAHOMA CITY	OK	73107-3002	LINWOOD PLACE AMENDED	039	005	LINWOOD PLACE AMENDED 039 005	3122 NW 20TH ST OKLAHOMA CITY
R065266630	FITE DENNIS C	FITE BARBARA	3128 NW 20TH ST		OKLAHOMA CITY	OK	73107-3002	LINWOOD PLACE AMENDED	039	006	LINWOOD PLACE AMENDED 039 006	3128 NW 20TH ST OKLAHOMA CITY
R065266645	CALABRO JOHN & KAREN L COLLIER		3136 NW 20TH ST		OKLAHOMA CITY	OK	73107-3002	LINWOOD PLACE AMENDED	039	007	LINWOOD PLACE AMENDED 039 007	3136 NW 20TH ST OKLAHOMA CITY
R065266660	DEDMON RICHARD SCOTT & KAREN A TRS	DEDMON TRUST	3140 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	039	008	LINWOOD PLACE AMENDED 039 008 100FT BY 150FT	3140 NW 20TH ST OKLAHOMA CITY
R065266825	BARLEAN KELLY J & TARA		3101 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	000	LINWOOD PLACE AMENDED 040 000 E78FT OF LOT 3	3101 NW 20TH ST OKLAHOMA CITY

**Oklahoma County Assessor
300 ft. Radius Report
2/14/2024**

R065266830	WATTS CHARLES J & ELLEN MARTIN		1715 SPOKE ST		OKLAHOMA CITY	OK	73108	LINWOOD PLACE AMENDED	040	003	LINWOOD PLACE AMENDED 040 003 W102FT	3109 NW 20TH ST OKLAHOMA CITY
R065266810	SMITH KENNETH W & IZONIA		2111 N DREXEL BLVD		OKLAHOMA CITY	OK	73107-3131	LINWOOD PLACE AMENDED	040	002	LINWOOD PLACE AMENDED 040 002 S 1/2 50FT BY 180FT	2111 N DREXEL BLVD OKLAHOMA CITY
R065266975	GIBB BLAKE H TRS	GIBB DAVID B TRUST	PO BOX 76504		OKLAHOMA CITY	OK	73147-2504	LINWOOD PLACE AMENDED	040	013	LINWOOD PLACE AMENDED 040 013	3117 NW 20TH ST OKLAHOMA CITY
R065266960	GOLD CHRISTOPHER JAMES		3121 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	012	LINWOOD PLACE AMENDED 040 012	3121 NW 20TH ST OKLAHOMA CITY
R065266945	ALLEN DAVID L	TRAN ROSANNA D B	3131 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	011	LINWOOD PLACE AMENDED 040 011	3131 NW 20TH ST OKLAHOMA CITY
R065266930	ANALLA TERRI L TRS	ANALLA TERRI L REV TRUST	3137 NW 20TH ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	010	LINWOOD PLACE AMENDED 040 010 80FT BY 150FT	3137 NW 20TH ST OKLAHOMA CITY
R065266915	WEATHERS BRENT A & JAMIE L TRS	WEATHERS FAMILY TRUST	3145 NW 20TH ST		OKLAHOMA CITY	OK	73107-3001	LINWOOD PLACE AMENDED	040	009	LINWOOD PLACE AMENDED 040 009 100FT BY 150FT	3145 NW 20TH ST OKLAHOMA CITY
R065266765	COMBS CTERLING G		3100 NW 21ST ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	000	LINWOOD PLACE AMENDED 040 000 E60FT LOT 1 & E60FT OF N/2 LOT 2	3100 NW 21ST ST OKLAHOMA CITY
R065266780	SHUMAKER ALLYSON E	HERRMANN TANNER A	3104 NW 21ST ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	000	LINWOOD PLACE AMENDED 040 000 E60FT OF W120FT LOT 1 & E60FT OF W120FT OF N 1/2 LOT 2	3104 NW 21ST ST OKLAHOMA CITY
R065266795	WILLIAMS MICHAEL P TRS	WILLIAMS MICHAEL P REV TRUST	3108 NW 21ST ST		OKLAHOMA CITY	OK	73107-3010	LINWOOD PLACE AMENDED	040	000	LINWOOD PLACE AMENDED 040 000 W60FT LOT 1 & W60FT OF N 1/2 LOT 2	3108 NW 21ST ST OKLAHOMA CITY
R065266840	DOMINGUEZ NICOLAS ROBERT		3116 NW 21ST ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	004	LINWOOD PLACE AMENDED 040 004 80FT BY 150FT	3116 NW 21ST ST OKLAHOMA CITY
R065266855	GILMAN ANDREW TRS	GILMAN CASSANDRA N TRS	3122 NW 21ST ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	040	005	LINWOOD PLACE AMENDED 040 005 80FT BY 150FT	3122 NW 21ST ST OKLAHOMA CITY
R065266870	WOODS DOUGLAS SCOTT TRS	WOODS DOUGLAS SCOTT FAMILY TRUST	3128 NW 21ST ST		OKLAHOMA CITY	OK	73107-3010	LINWOOD PLACE AMENDED	040	006	LINWOOD PLACE AMENDED 040 006 80FT BY 150FT	3128 NW 21ST ST OKLAHOMA CITY
R065266885	FREEMAN THOMAS W		3138 NW 21ST ST		OKLAHOMA CITY	OK	73107-3010	LINWOOD PLACE AMENDED	040	007	LINWOOD PLACE AMENDED 040 007 80FT BY 150FT	3138 NW 21ST ST OKLAHOMA CITY
R065266900	OSMOND WAYNE M & BECKY C TRS	OSMOND WAYNE M & BECKY C REV LIV TRUST	3144 NW 21ST ST		OKLAHOMA CITY	OK	73107-3010	LINWOOD PLACE AMENDED	040	008	LINWOOD PLACE AMENDED 040 008 100FT BY 150FT	3144 NW 21ST ST OKLAHOMA CITY

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R065267350	BURCH G LYNN III	HUNTER KELLY S	3101 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	024	LINWOOD PLACE AMENDED 041 024	3101 NW 21ST ST OKLAHOMA CITY
R065267335	OBIAS ABBAS		3105 NW 21ST ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	041	023	LINWOOD PLACE AMENDED 041 023	3105 NW 21ST ST OKLAHOMA CITY
R065267320	CISNEROS JUAN JR		3109 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	022	LINWOOD PLACE AMENDED 041 022	3109 NW 21ST ST OKLAHOMA CITY
R065267305	PARENICA MICHELLE E		3115 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	021	LINWOOD PLACE AMENDED 041 021	3115 NW 21ST ST OKLAHOMA CITY
R065267290	PATITAS PENSUDA		8908 NW 114TH ST		OKLAHOMA CITY	OK	73162-2202	LINWOOD PLACE AMENDED	041	020	LINWOOD PLACE AMENDED 041 020	3117 NW 21ST ST OKLAHOMA CITY
R065267275	DENNIS SCOTT B		3121 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	019	LINWOOD PLACE AMENDED 041 019	3121 NW 21ST ST OKLAHOMA CITY
R065267260	WILSON VIVIANA B & CHRISTOPHER S		3125 NW 21ST ST		OKLAHOMA CITY	OK	73107	LINWOOD PLACE AMENDED	041	018	LINWOOD PLACE AMENDED 041 018	3125 NW 21ST ST OKLAHOMA CITY
R065267245	GARCIA AMY RUTH	JOHNSON JOSHUA REID	1810 SAN ANTONIO		ALAMEDA	CA	94501	LINWOOD PLACE AMENDED	041	017	LINWOOD PLACE AMENDED 041 017	3129 NW 21ST ST OKLAHOMA CITY
R065267230	HAAG KATHRYN C		3133 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	016	LINWOOD PLACE AMENDED 041 016	3133 NW 21ST ST OKLAHOMA CITY
R065267215	COCHRANE DAVID M & SARAH		3137 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	015	LINWOOD PLACE AMENDED 041 015	3137 NW 21ST ST OKLAHOMA CITY
R065267200	BLACK RICHARD C	BLACK CATHRYN E	3141 NW 21ST ST		OKLAHOMA CITY	OK	73107-3009	LINWOOD PLACE AMENDED	041	014	LINWOOD PLACE AMENDED 041 014	3141 NW 21ST ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT
3121 NW 20th Street

DATE: 2/15/24

PREPARED BY:

Name: Chris Gold
Address: 3121 NW 20th St
Phone: 405-410-7657
Email: Christopher.gold@ouhealth.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, 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-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), and the **Linwood Urban Conservation District (UC)**, except that the following restrictions will apply:

1.1 Minimum Lot Size: Per base zone.

1.2 Minimum Lot Width: Per the base zone.

2. **Maximum Building Height:** The Primary dwelling shall be per the base zone, the building with an accessory dwelling in the northern part of the SPUD shall be limited to 24' in height.
3. **Maximum Building Size:** The total ground floor square footage in the SPUD shall not exceed the base zone Lot Coverage requirements, inclusive of driveway paving. Porches and patios shall not count toward lot coverage requirements.
4. **Maximum Number of Buildings:** Two buildings with dwellings shall be allowed in this SPUD.

5. **Building Setback Lines:** Per the base zone and the Linwood UCD.
6. **Sight-proof Screening:** Sight-proof screening shall not be required.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs:** Signs are prohibited.
9. **Access:** Access shall be from NW 20th Street.
10. **Sidewalks:** A five-foot sidewalk shall remain along NW 20th Street

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, or wood, 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. **Open Space:** Per the base zone.
3. **Street Improvements:** None
4. **Site Lighting:** The site lighting shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2023, as amended.
5. **Parking:** The design 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. A total of (3) parking spaces shall be required within this SPUD. Garages shall not be required, however, any garage, carport or other parking facility that is constructed, with the exception of driveway paving, shall be located behind the front wall of a primary dwelling.
6. **Maintenance:** N/A
7. **Drainage:** 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 B1 and B2: Site Plan

EXHIBIT A

LEGAL DESCRIPTION

3121 NW 20TH Street

Lot Twelve (12) in Block Forty (40) of LINWOOD PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SITE PLAN

LOT 12, Block 40 of
LINWOOD PL ADDITION

