



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

3217 N. Lindsay

Project Name

3217 N. Lindsay

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1657
Case No.: SPUD -	
File Date:	6-27-24
Ward No.:	W7
Nbhd. Assoc.:	Capital View NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

.24 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):

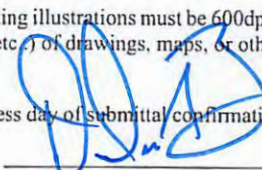
Name

Mailing Address

City, State, Zip Code

Phone

Email

  
Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

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@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.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.

JOINT TENANCY  
**WARRANTY DEED**  
WITH ACCEPTANCE

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2010675  
American Security Title Insurance Company

2021011401007026 B: 14598 P: 866  
01/14/2021 12:33:24 PM Pgs: 1  
Fee: \$18.00 Doc Stamp: \$39.00  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



**Know All Men by These Presents:**

THAT, Stephen J. Lewis, a single person, party 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 Overline Real Estate, LLC and Harold J. Thompson, a married person as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

This property is subject to the seller's Right of First Refusal for market value plus 10%

Lot One (1), in DOWNING ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax ID No.: 038541005

Grantee's Mailing Address: 3217 N Lindsay Ave., Oklahoma City, OK 73105

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, as joint tenants, and to the heirs and assigns of the survivor 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 12 day of December, 2020.

Stephen J. Lewis by Rodney DeShan Lewis Attorney in Fact  
Stephen J. Lewis by Rodney DeShan Lewis  
Attorney in Fact

2010675  
Doc Stamps \$\* 39.00  
INDIVIDUAL ACKNOWLEDGMENT

State of Virginia  
County of Fairfax

Before me, the undersigned, a Notary Public in and for said County and State on this 12 day of December, 2020, personally appeared, Rodney DeShan Lewis, Attorney in Fact for Stephen J. Lewis, a single person to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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

Commission Expires: 06/30/2021

RETURN TO:  
Oklahoma City Abstract & Title Co.  
1000 W. 16th Street  
Edmond, OK 73013

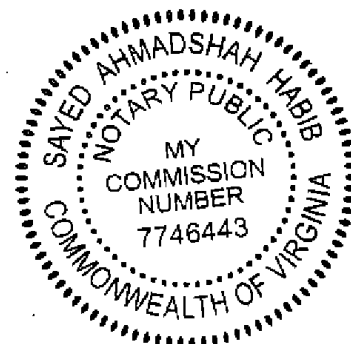


Exhibit A

Legal Description:

Lot One (1), Block Zero (0) in DOWNING ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

Or

3217 N. Lindsay Ave.

Oklahoma City, OK, 73105

## LETTER OF AUTHORIZATION

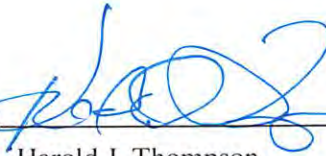
Overtime Real Estate, LLC and Harold J. Thompson, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 3217 N. Lindsay Ave., Oklahoma City, OK 73105.

By: Terrence Crawford



Title: Owner of Overtime Real Estate LLC

By: \_\_\_\_\_



Harold J. Thompson

Title: Owner

Date: June 19, 2024

**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 One (1), of DOWNING ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, aka 3217 N. Lindsay Avenue, Oklahoma City, OK, 73105.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), 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: June 12, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2879238-OK99

OWNERSHIP REPORT  
ORDER 2879238-OK99

DATE PREPARED: JUNE 24, 2024  
EFFECTIVE DATE: JUNE 12, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2685	R038541005	OVERTIME REAL ESTATE LLC	THOMPSON HAROLD J	15008 KURDSON WAY	EDMOND	OK	73013	DOWNING ADDITION	000	001	DOWNING ADDITION 000 001 (SUBJECT PROPERTY)	3217 N LINDSAY AVE OKLAHOMA CITY
2685	R038541115	COMMISSIONERS OF THE LAND OFFICE	OF THE STATE OF OKLAHOMA TRS	204 N ROBINSON AVE STE 900	OKLAHOMA CITY	OK	73102-6806	DOWNING ADDITION	000	000	DOWNING ADDITION 000 000 LOTS 12 THRU 17	631 NE 30TH ST OKLAHOMA CITY
2685	R038541015	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	DOWNING ADDITION	000	002	DOWNING ADDITION 000 002	3213 N LINDSAY AVE OKLAHOMA CITY
2685	R038541025	EIA INVESTMENTS LLC		5901 MEGANS WAY	EDMOND	OK	73034	DOWNING ADDITION	000	003	DOWNING ADDITION 000 003	3209 N LINDSAY AVE OKLAHOMA CITY
2685	R038541035	TED PARKS LLC		PO BOX 700721	TULSA	OK	74170-0721	DOWNING ADDITION	000	004	DOWNING ADDITION 000 004	3205 N LINDSAY AVE OKLAHOMA CITY
2685	R038541045	FRAZIER REANER, FRAZIER ROOSEVELT JR, COUTS ROSEMARY, GIVENS LORETHA	DURHAM ANNIE LEE JOHNSON, FRAZIER WANDA JEAN, FRAZIER RAYMOND	3201 N LINDSAY AVE	OKLAHOMA CITY	OK	73105-7542	DOWNING ADDITION	000	005	DOWNING ADDITION 000 005	3201 N LINDSAY AVE OKLAHOMA CITY
2685	R038541055	PINNACLE CAPITAL MANAGEMENT LLC		4304 CHURCH RD	MT LAUREL	NJ	08054	DOWNING ADDITION	000	006	DOWNING ADDITION 000 006	3121 N LINDSAY AVE OKLAHOMA CITY
2685	R038541065	HIS & HERS PROPERTIES LLC		2532 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112-3751	DOWNING ADDITION	000	007	DOWNING ADDITION 000 007	3117 N LINDSAY AVE OKLAHOMA CITY
2685	R038531010	ROSE ROCK RENTALS LLC		2813 RYDER DR	YUKON	OK	73099	JOHNSTONS SUB	001	001	JOHNSTONS SUB 001 001	700 NE 31ST ST OKLAHOMA CITY
2685	R038531020	MCCANTS TARA		704 NE 31ST ST	OKLAHOMA CITY	OK	73105-7527	JOHNSTONS SUB	001	002	JOHNSTONS SUB 001 002	704 NE 31ST ST OKLAHOMA CITY
2685	R038531255	AIH PROPERTIES LLC		4700 THOMPSON AVE	OKLAHOMA CITY	OK	73105	JOHNSTONS SUB	002	001	JOHNSTONS SUB 002 001	700 NE 32ND ST OKLAHOMA CITY
2685	R038531265	BATRES ISRAEL		1304 SW 34TH ST	OKLAHOMA CITY	OK	73119	JOHNSTONS SUB	002	002	JOHNSTONS SUB 002 002	704 NE 32ND ST OKLAHOMA CITY
2685	R038531275	SAFFOLD KEVIN D		708 NE 32ND ST	OKLAHOMA CITY	OK	73105	JOHNSTONS SUB	002	003	JOHNSTONS SUB 002 003	708 NE 32ND ST OKLAHOMA CITY
2685	R038531285	NORWOOD DENISE		712 NE 32ND ST	OKLAHOMA CITY	OK	73105-7531	JOHNSTONS SUB	002	004	JOHNSTONS SUB 002 004	712 NE 32ND ST OKLAHOMA CITY
2685	R038531295	GOGGINS INVESTMENTS LLC		PO BOX 20092	OKLAHOMA CITY	OK	73156-0092	JOHNSTONS SUB	002	005	JOHNSTONS SUB 002 005	716 NE 32ND ST OKLAHOMA CITY

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2685	R038531445	BELL GAYLA, SEMMIONS BELINDA, RIDLEY FLOSSIE, SEMMIONS JULIUS, GILMORE MELVIN	VINCENT ALICE, GILMORE STEPHEN, SEMMIONS LEROY & SEMMIONS DARLENE	3121 BIG OAK DR	MIDWEST CITY	OK	73110	JOHNSTONS SUB	002	020	JOHNSTONS SUB 002 020	717 NE 31ST ST OKLAHOMA CITY
2685	R038531455	HARMON DAVID N & HELENA W		8010 NW 87TH ST	OKLAHOMA CITY	OK	73132	JOHNSTONS SUB	002	021	JOHNSTONS SUB 002 021	713 NE 31ST ST OKLAHOMA CITY
2685	R038531465	FISHER BRENDA	FISHER DONALD O	709 NE 31ST ST	OKLAHOMA CITY	OK	73105- 7526	JOHNSTONS SUB	002	022	JOHNSTONS SUB 002 022	709 NE 31ST ST OKLAHOMA CITY
2685	R038531475	FIELDS ANDERSON C & JANE E		PO BOX 714	VERNON	OK	74877	JOHNSTONS SUB	002	023	JOHNSTONS SUB 002 023	705 NE 31ST ST OKLAHOMA CITY
2685	R038531485	STEVENS MARINA	SALUCCI RUSSELL R	4 LOUDON DR UNIT 7	FISHKILL	NY	12524	JOHNSTONS SUB	002	024	JOHNSTONS SUB 002 024	3204 N LINDSAY AVE OKLAHOMA CITY
2685	R038511530	STINSON PERCY SR	C/O RONALD STINSON	3301 N LINDSAY AVE	OKLAHOMA CITY	OK	73105	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 E50FT OF E100FT OF S137.5FT	3301 N LINDSAY AVE OKLAHOMA CITY
2685	R038511520	DERRICOTT CHERYL	SMALLWOOD TYSON DOROTHY	6212 NW CHEYENNE DR	LAWTON	OK	73505- 2943	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E100FT OF S137.5FT	641 NE 32ND ST OKLAHOMA CITY
2685	R038511550	COHEA TONYA D		637 NE 32ND ST	OKLAHOMA CITY	OK	73105	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E150FT OF S137.5FT	637 NE 32ND ST OKLAHOMA CITY
2685	R038511540	MATTHEWS BARBARA JO	OVERSTREET LASHUNDA ROCHELLE & GLEN ALLEN SR	633 NE 32ND ST	OKLAHOMA CITY	OK	73105	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E200FT OF S137.5FT	633 NE 32ND ST OKLAHOMA CITY
2685	R038511508	EVANS ROY GENE		629 NE 32ND ST	OKLAHOMA CITY	OK	73105- 7528	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF THE E250FT OF THE S137.5FT	629 NE 32ND ST OKLAHOMA CITY
2685	R038511507	CATO CHRISTOPHER L		5509 KEITH DR	OKLAHOMA CITY	OK	73135- 2335	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF THE E300FT OF THE S137.5FT	625 NE 32ND ST OKLAHOMA CITY
2685	R038511506	MANNING BENNY J		5413 NW 109TH ST	OKLAHOMA CITY	OK	73162- 5923	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 E50FT OF S137.5FT OF N162.5FT	3321 N LINDSAY AVE OKLAHOMA CITY
2685	R038511504	WILLIAMS SHARON D		520 N WISCONSIN AVE	OKLAHOMA CITY	OK	73117- 3860	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E100FT OF S137.5FT OF N162.5FT	640 E HILL ST OKLAHOMA CITY
2685	R038511505	HUMPHREY FRANKIE JR		636 E HILL ST	OKLAHOMA CITY	OK	73105- 7533	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E150FT OF S137 1/2FT OF N162 1/2FT	636 E HILL ST OKLAHOMA CITY

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2685	R038511503	MCDONALD EVELYN P		632 E HILL ST	OKLAHOMA CITY	OK	73105-7533	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E200FT OF S137 1/2FT N162 1/2FT	632 E HILL ST OKLAHOMA CITY
2685	R038511502	FULL TIME PROPERTY MANAGEMENT LLC		6230 AIR CARGO RD	OKLAHOMA CITY	OK	73159	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF THE E250FT OF THE S137.5FT OF N162.5FT	628 E HILL ST OKLAHOMA CITY
2685	R038511501	INGRAM ROY		7333 PENRYN ESTATES DR	PENRYN	CA	95663-9608	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W50FT OF E300FT OF S137.5FT N162.5FT	624 E HILL ST OKLAHOMA CITY
2685	R038511500	COMMISSIONERS OF THE LAND OFFICE	OF THE STATE OF OKLAHOMA TRS	204 N ROBINSON AVE STE 900	OKLAHOMA CITY	OK	73102-6806	MCNABB & HUNT ADD	003	000	MCNABB & HUNT ADD 003 000 W300FT EX W35FT & N25FT	3316 N LINCOLN BLVD OKLAHOMA CITY
2685	R038519020	RAMOS DENISE IBARRA		3300 N LINDSAY AVE	OKLAHOMA CITY	OK	73105-7545	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 S50FT OF W135FT	3300 N LINDSAY AVE OKLAHOMA CITY
2685	R038519040	DAVIS CLYDE J		1866 OLDE SCHOOL RD	EDMOND	OK	73012	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 N50FT OF S100FT OF W135FT	3304 N LINDSAY AVE OKLAHOMA CITY
2685	R038519125	GRAGG ALICE FAYE		717 NE 32ND ST	OKLAHOMA CITY	OK	73105-7530	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 E57FT OF W252FT OF S150FT	717 NE 32ND ST OKLAHOMA CITY
2685	R038519120	MITCHELL TARA M		713 NE 32ND ST	OKLAHOMA CITY	OK	73105-7530	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 E60FT OF W195FT OF S150FT	713 NE 32ND ST OKLAHOMA CITY
2685	R038519010	BRIGHT AUSTIN K		9001 CANDLEWOOD DR	OKLAHOMA CITY	OK	73132	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 N50FT OF S150FT OF W135FT	3308 N LINDSAY AVE OKLAHOMA CITY
2685	R038518990	HUDSON FRANCIS L		700 E HILL ST	OKLAHOMA CITY	OK	73105-7556	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 W100FT OF N150FT	700 E HILL ST OKLAHOMA CITY
2685	R038519000	SHORT ROSCOE G & GLENDA MAE		14202 N KETUCKY AVE APT 128	OKLAHOMA CITY	OK	73134	MCNABB & HUNT ADD	014	000	MCNABB & HUNT ADD 014 000 N 1/2 EX W100FT & EX E150FT	0 UNKNOWN OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**3217 N. Lindsay Ave.**

**June 27, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

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, as amended).

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

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

All uses within the R-4 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be three (3) stories.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

North: 10 feet  
South: 5 feet  
East: 25 feet  
West: 25 feet

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**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:**

**8.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be taken from N. Lindsay Ave. and NE 32<sup>nd</sup> St.

**10. Sidewalks**

Sidewalks shall not be required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% architectural metal, wood, or EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Open space shall be in accordance with the base zoning district.

**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:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 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 Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a maximum of six (6) parking spaces, inclusive of the required ADA spaces.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. 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 B: Conceptual Site Plan

Exhibit A

Legal Description:

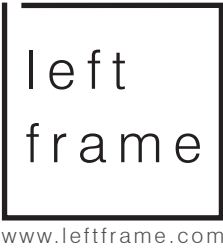
Lot One (1), Block Zero (0) in DOWNING ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

Or

3217 N. Lindsay Ave.

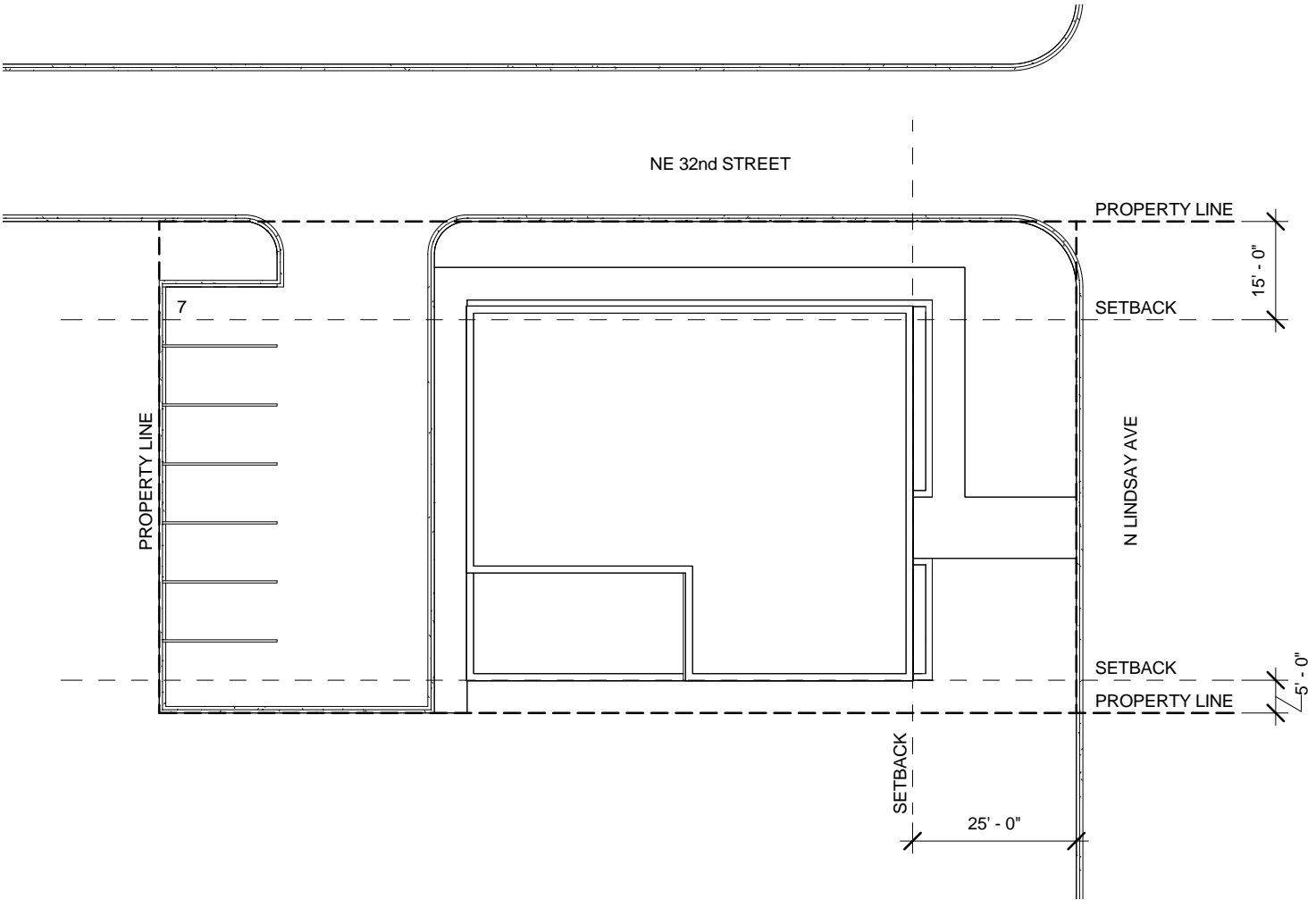
Oklahoma City, OK, 73105

# CONCEPT PROJECT FEASIBILITY



conceptual site plan

Exhibit B



architectural site plan