



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>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
LOTTIE AVENUE APARTMENTS

Project Name

1304 N. E. 14TH OKLAHOMA CITY, OK.

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

TEN UNIT APARTMENT COMPLEX

Summary Purpose Statement / Proposed Development

Staff Use Only	1594
Case No.: SPUD	
File Date:	28DEC'23
Ward No.:	7
Nbhd. Assoc.:	CULBERTSONS EAST
School District:	HIGHLAND NA
Extg Zoning:	OKC
Overlay:	-R-1---

14,200 S.F.+

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):

CHECKERS INVESTMENTS, INC/

Name

15800 BRENTON HILLS

Mailing Address

EDMOND, OK 73013

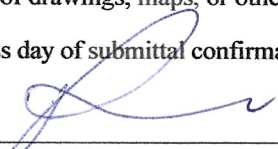
City, State, Zip Code

405 812 7815

Phone

checkersokc@hotmail.com

Email


Signature of Applicant

ROBERT W. HAGGARD

Applicant's Name (please print)

P.O. BOX 21126

Applicant's Mailing Address

OKLAHOMA CITY, OK 73156

City, State, Zip Code

405 818 9143

Phone

rwh37@cox.net

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.

2020073101110070
DEED 07/31/2020
04:48:23 PM Book:14427
Page:1947 PageCount:2
Filing Fee:\$20.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten



QUIT CLAIM DEED

(Statutory Form - Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT Usman Rashid and Amna Usman Rashid, husband and wife, parties of the first part, in consideration of the sum of Ten dollars and Zero cents, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell and convey unto CHECKERS INVESTMENTS INC., an Oklahoma corporation, party, of the second part, all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described real property and premises situated in OKLAHOMA County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT A

RETURN TO:
Checkers Investments Inc.
Attn: Usman Rashid
15800 Brenton Hills
Edmond, OK 73013

EXEMPT; Documentary Stamp Tax O.S. Title 68 Article 32 Section 3202 Paragraph 4.

SUBJECT TO easements, restrictions and mineral conveyances of record. But together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party/parties of the second part, his/her/their heirs and assigns forever.

Signed and delivered this 15 day of July, 2020

Usman Rashid

Amna Usman Rashid

STATE OF OKLAHOMA)

INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF OKLAHOMA)

) SS:

Oklahoma Form

Before me, the undersigned, a Notary Public, in and for this State, on this 15 day of July, 2020, personally appeared Usman Rashid and Amna Usman Rashid, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission expires: March 2023

Shannon Dinkler

Notary Public

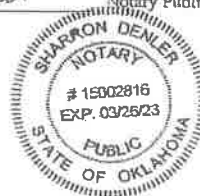
The Oklahoma City Abstract & Title Co.

P.O. Box 260

Oklahoma City, Oklahoma 73101-0260

Order # 2005394

Courtesy Filing Only
No Liability Assumed



Certified True Copy
KERRIE HUDSON, DEPUTY COUNTY CLERK
Oklahoma County, Oklahoma

By: apoteet

Deputy

9th day of March 2023



EXHIBIT A

Lot Twenty (20), in Block Four (4), of ROLLINGWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NO. 142131745
4713 NW 61st St, Oklahoma City, OK 73122

AND

Lots Fifteen (15 through Twenty-four (24) in Block Ten (10) of CULBERTSON EAST HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NOS. 033634256, 033634230 and 033634240
1400 N Lottie Ave, Oklahoma City, OK 73117

AND

Lot Two (2), in Block Six (6), of CULBERTSON HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NO. 033552336
1411 N Lottie Ave, Oklahoma City, OK 73117

AND

Lots Thirty-Five (35) and Thirty-Six (36), in Block Fifteen (15), of GAST HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

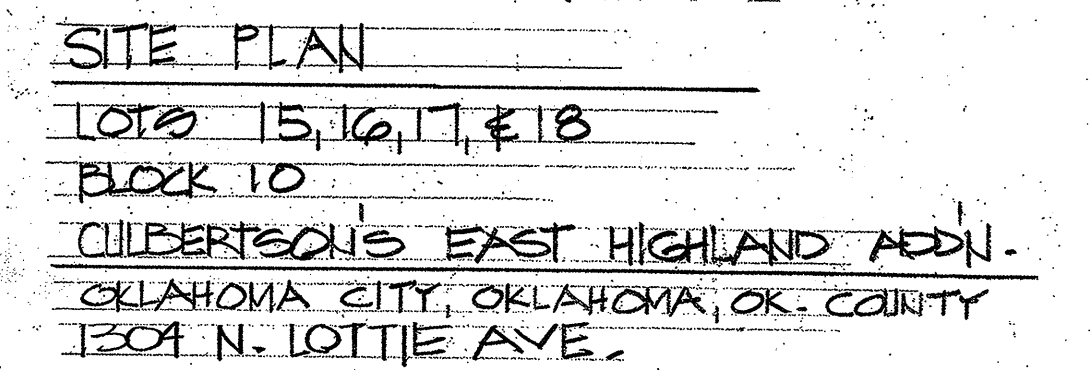
TAX ID NO. 030199160
1709 N Lottie Ave, Oklahoma City, OK 73117



LEGAL DESCRIPTION

CULBERTSON E HIGHLAND 010 000 LOTS 15&16 AND

CULBERTSON E HIGHLAND 010 000 LOTS 17&18



LETTER OF AUTHORIZATION

I, CHECKERS INVESTMENTS INC authorize, Robert Haggard
to make application for municipal approvals and do all things necessary for the
advancement of such application with respect to the property at the following

USMAN RASHID
Agent of the Property Owner of Record and Title

Oklahoma City, OK

By: [Signature]
Signature

Title: USMAN RASHID
Manager / Proprietor

Date: 3/9/2023
MM/DD/YYYY

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R033634230 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 300 ft radius report
filed in the office of the County Assessor
on the 27th day of Dec, 2023.
Given under my hand and official seal this
27th day of Dec, 2023.

County Assessor

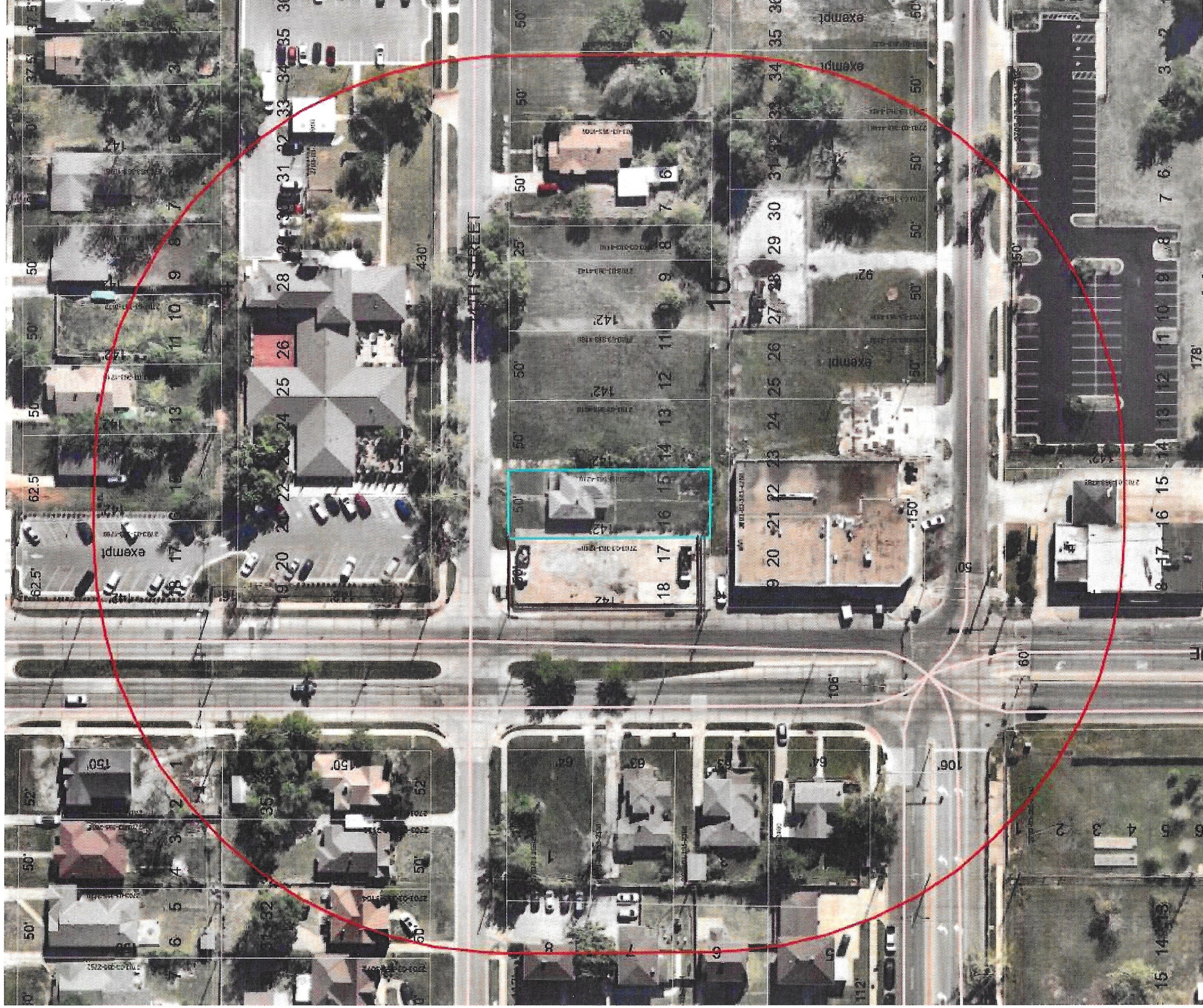
K Stroyer Deputy

**Oklahoma County Assessor's
300ft Radius Report
12/27/2023**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R033634788	HIGGINBOTHAM GARY	SHANNON TIMOTHY	No Data	1905 MISSION HILLS CIR	EDMOND	OK	73025	CULBERTSON E HIGHLAND	11	0	CULBERTSON E HIGHLAND 011 000 LOTS 15 THRU 18	1300 N LOTTIE AVE OKLAHOMA CITY
R033634712	ALLEN CHAPEL A M E CHURCH	No Data	No Data	1400 NE 13TH ST	OKLAHOMA CITY	OK	73117-2098	CULBERTSON E HIGHLAND	11	0	CULBERTSON E HIGHLAND 011 000 N67.50FT OF LOTS 1 THRU 7 & W3FT OF S74.50FT OF LOT 7 & ALL OF LOTS 8 THRU 14	0 UNKNOWN OKLAHOMA CITY
R033634375	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 S92FT LOTS 27 & 28 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033552400	CAMPER DENNIS H & SHARON	No Data	No Data	1401 N LOTTIE AVE	OKLAHOMA CITY	OK	73117	CULBERTSON HEIGHTS ADDITION	6	4	CULBERTSON HEIGHTS ADDITION 006 004	1401 N LOTTIE AVE OKLAHOMA CITY
R033552432	CARE CENTER CHILD ABUSE RESPONSE &	EVALUATION CENTER INC	No Data	PO BOX 1125	OKLAHOMA CITY	OK	73101-1125	CULBERTSON HEIGHTS ADDITION	6	5	CULBERTSON HEIGHTS ADDITION 006 005	1400 ASHTON PL OKLAHOMA CITY
R033634256	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	No Data	3730 SPRINGLAKE DR	OKLAHOMA CITY	OK	73111	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 19 THRU 24	1400 N LOTTIE AVE OKLAHOMA CITY
R033634332	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 25 & 26 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033634370	WHITE OPERATING PROPERTY MANAGEMENT LLC	No Data	No Data	1627 SW 96TH ST	OKLAHOMA CITY	OK	73159	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 N50FT LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY
R033634408	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 29 & 30 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033634446	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 31 & 32	1323 NE 13TH ST OKLAHOMA CITY
R033634484	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 33 & 34 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033552368	JOHNSON LUELLAR	No Data	No Data	1407 N LOTTIE AVE	OKLAHOMA CITY	OK	73117-2058	CULBERTSON HEIGHTS ADDITION	6	3	CULBERTSON HEIGHTS ADDITION 006 003	1407 N LOTTIE AVE OKLAHOMA CITY
R033552464	CHILD ABUSE RESPONSE & EVALUATION	CENTER INCORPORATED	No Data	1403 N ASHTON PL	OKLAHOMA CITY	OK	73117-1042	CULBERTSON HEIGHTS ADDITION	6	6	CULBERTSON HEIGHTS ADDITION 006 006	1404 ASHTON PL OKLAHOMA CITY
R033552336	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	No Data	3730 SPRINGLAKE DR	OKLAHOMA CITY	OK	73111	CULBERTSON HEIGHTS ADDITION	6	2	CULBERTSON HEIGHTS ADDITION 006 002	1411 N LOTTIE AVE OKLAHOMA CITY
R033552496	CARE CENTER CHILD ABUSE	RESPONSE & EVALUATION CTR INC	No Data	PO BOX 20056	OKLAHOMA CITY	OK	73156-0056	CULBERTSON HEIGHTS ADDITION	6	0	CULBERTSON HEIGHTS ADDITION 006 000 LOTS 7 & 8	1408 ASHTON PL OKLAHOMA CITY
R033552304	BARAJAS GROUP HOLDINGS LTD CO	No Data	No Data	PO BOX 53341	OKLAHOMA CITY	OK	73152	CULBERTSON HEIGHTS ADDITION	6	1	CULBERTSON HEIGHTS ADDITION 006 001	1417 N LOTTIE AVE OKLAHOMA CITY
R033634240	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	No Data	3730 SPRINGLAKE DR	OKLAHOMA CITY	OK	73111	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 17 & 18	UNKNOWN
R033634230	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	No Data	3730 SPRINGLAKE DR	OKLAHOMA CITY	OK	73111	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 15 & 16	1304 NE 14TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/27/2023**

R033634218	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 13 & 14 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033634180	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 11 & 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033634142	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 9 & 10 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033634110	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	8	CULBERTSON E HIGHLAND 010 008	0 UNKNOWN OKLAHOMA CITY
R033634066	RED FOX PROPERTIES	No Data	No Data	9940 LOOKOUT PT	EDMOND	OK	73034	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 5 THRU 7	1324 NE 14TH ST OKLAHOMA CITY
R033634028	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	No Data	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	10	0	CULBERTSON E HIGHLAND 010 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R033631900	VAF 1301 NE 14TH STREET LLC	No Data	No Data	1554 N BEVERLY DR	BEVERLY HILLS	CA	90210	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 PT LOTS 19 THRU 36 BLK 4 CULBERTSONS E HIGHLAND BEG NW/C LOT 19 TH E450FT TO NE/C LOT 36 S132FT SWLY14.14FT W430FT NWLY14.14FT N132 FT TO BEG	1301 NE 14TH ST OKLAHOMA CITY
R033553104	WARJACK PROPERTIES LLC	No Data	No Data	518 NW 14TH ST	OKLAHOMA CITY	OK	73103	CULBERTSON HEIGHTS ADDITION	7	0	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 31 & 32	1225 NE 14TH ST OKLAHOMA CITY
R033553136	SOONER READY PROPERTIES LLC	No Data	No Data	3816 S YELLOW PNE	BROKEN ARROW	OK	74011	CULBERTSON HEIGHTS ADDITION	7	0	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 33 & 34	1229 NE 14TH ST OKLAHOMA CITY
R033553168	TILLEY RESIDENTIAL LLC	No Data	No Data	3817 N TULSA AVE	OKLAHOMA CITY	OK	73112	CULBERTSON HEIGHTS ADDITION	7	0	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 35 & 36	1233 NE 14TH ST OKLAHOMA CITY
R033631786	VAF 1301 NE 14TH STREET LLC	No Data	No Data	1554 N BEVERLY DR	BEVERLY HILLS	CA	90210	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 W/2 LT 16 & ALL LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
R033631748	OKLA CITY HOUSING AUTH	No Data	No Data	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 LOTS 14 & 15 & E2 LT 16 EXEMPT	1308 NE 15TH ST OKLAHOMA CITY
R033631710	WARD SHAWN TA MARIA	No Data	No Data	6109 MASONS DR	OKLAHOMA CITY	OK	73142	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 LOTS 12 & 13	1310 NE 15TH ST OKLAHOMA CITY
R033552656	FRANKLIN JERRY W	No Data	No Data	8820 PLACID DR	OKLAHOMA CITY	OK	73131-4085	CULBERTSON HEIGHTS ADDITION	7	0	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 1 & 2	1523 N LOTTIE AVE OKLAHOMA CITY
R033552688	HOOPER MARY P	No Data	No Data	1057 GLENCREST DR	CEDAR HILL	TX	75104-2925	CULBERTSON HEIGHTS ADDITION	7	0	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 3 & 4	1228 NE 15TH ST OKLAHOMA CITY
R033631672	DAVIS LINDA R	DAVIS EZELL M JR	No Data	708 SW 150TH ST	OKLAHOMA CITY	OK	73170-7530	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 LOTS 10 & 11	1314 NE 15TH ST OKLAHOMA CITY
R033631634	NELSON MBM INVESTMENTS LLC	No Data	No Data	PO BOX 5636	EDMOND	OK	73083	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 LOTS 8 & 9	1318 NE 15TH ST OKLAHOMA CITY
R033631596	OKLA CITY HOUSING AUTH	No Data	No Data	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	CULBERTSON E HIGHLAND	4	0	CULBERTSON E HIGHLAND 004 000 LOTS 6 & 7 EXEMPT	1322 NE 15TH ST OKLAHOMA CITY
R033552100	DEPT OF MENTAL HEALTH & SUBSTANCE	ABUSE SERVICES REAL PROPERTY TR	No Data	PO BOX 53277	OKLAHOMA CITY	OK	73152-3277	CULBERTSON HEIGHTS ADDITION	5	0	CULBERTSON HEIGHTS ADDITION 005 000 BLK 5 PLUS 1/2 VAC STREETS ADJ SD BLK ON W & S SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

December 19, 2023
(Revision Date)

PREPARED BY:

ROBERT W. HAGGARD
PO BOX 21126
OKLAHOMA CITY, OK 73156
405 818 9143
rwh31@cox.net

SPUD-(number) 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:

- 8200.14 Single-Family Residential
- 8200.16 Two-Family Residential
- 8200.15 Three- and Four Family Residential
- 8200.13 Senior Independent Living
- 8200.12 Multifamily Residential, maximum 10 units

2. **Maximum Building Height:** Two stories and 30 feet
3. **Maximum Building Size:** For primary structure 5,000 square feet per story. Porches and covered walkways shall not count toward maximum building size.

4. **Maximum Number Buildings:** One (1) multifamily building, otherwise per Code.

5. **Building Setback Lines**

Rear (East): 50 feet

Side (North): Minimum 10 feet, however stairway may encroach up 9 feet into the setback

Side (South): Minimum 8' 6", however stairway may encroach into entire setback.

Front (West) 11 feet, however covered porches/patios may encroach up to 5 feet in the front yard setback.

6. **Sight-proof Screening:** Sight-proof screening shall be in accordance with the base zoning district, except that a decorative metal fence and electric gate, maximum six (6) feet tall, shall be required along the north boundary of the SPUD where adjacent to the parking area. *SIGHT PROOF FENCE ON EAST & SOUTH PROPERTY LINE*

7. **Landscaping:** The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development, except that the required landscaped buffer on the east side shall be a minimum four (4) feet in width.

8. **Signs:** Per the base district.

Non-Accessory Signs/Billboards and Electronic Message Display (EMD) signs are not permitted.

9. **Access:** No new driveways shall be allowed on Lottie Ave. Access shall be per Code, except that access for the multifamily residential use shall be limited to a maximum of one driveway on N E 14th Street.

10. **Sidewalks:** Sidewalks are existing on Lottie Ave and shall be repaired or replaced if damaged during construction. Sidewalks shall be provided along N E 14th Street in accordance with the City of Oklahoma City Municipal Code and ADA requirements in place at the time of development.

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.

Additionally, each first-floor apartment shall have a covered patio facing Lottie Ave. Each patio shall be a minimum of 5 feet x 12 feet.

2. Open Space:

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: 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 Section 59 ~~Article~~ X of the Oklahoma City Municipal Code, 2020, as amended, except that the ~~minimum~~ number of parking spaces required for the multifamily residential use shall be 13.

7. Maintenance: N/A

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

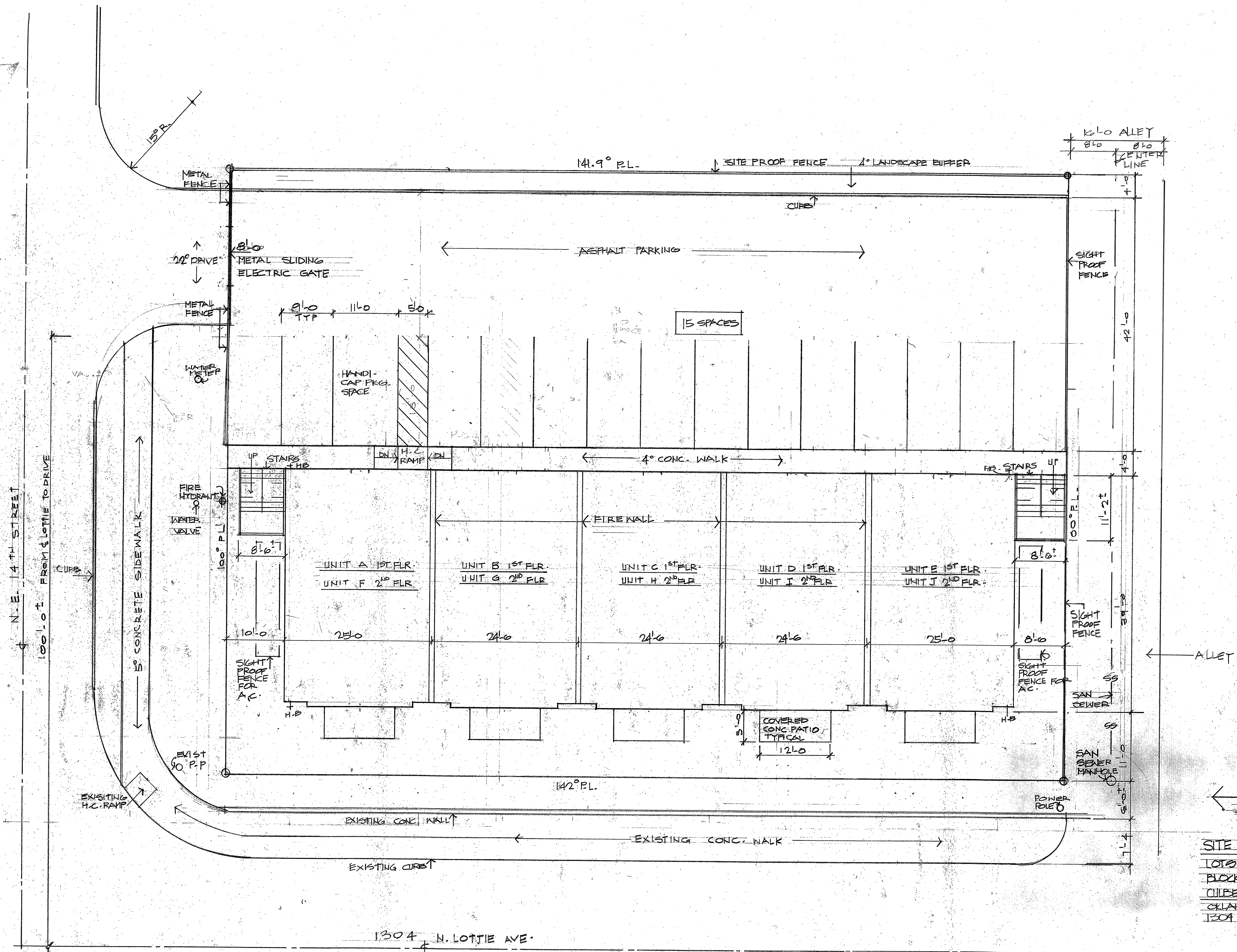
Exhibit B: Conceptual Site Plan

Exhibit C: Conceptual Landscape Plan

LEGAL DESCRIPTION

CULBERTSON E HIGHLAND 010 000 LOTS 15&16 AND

CULBERTSON E HIGHLAND 010 000 LOTS 17&18

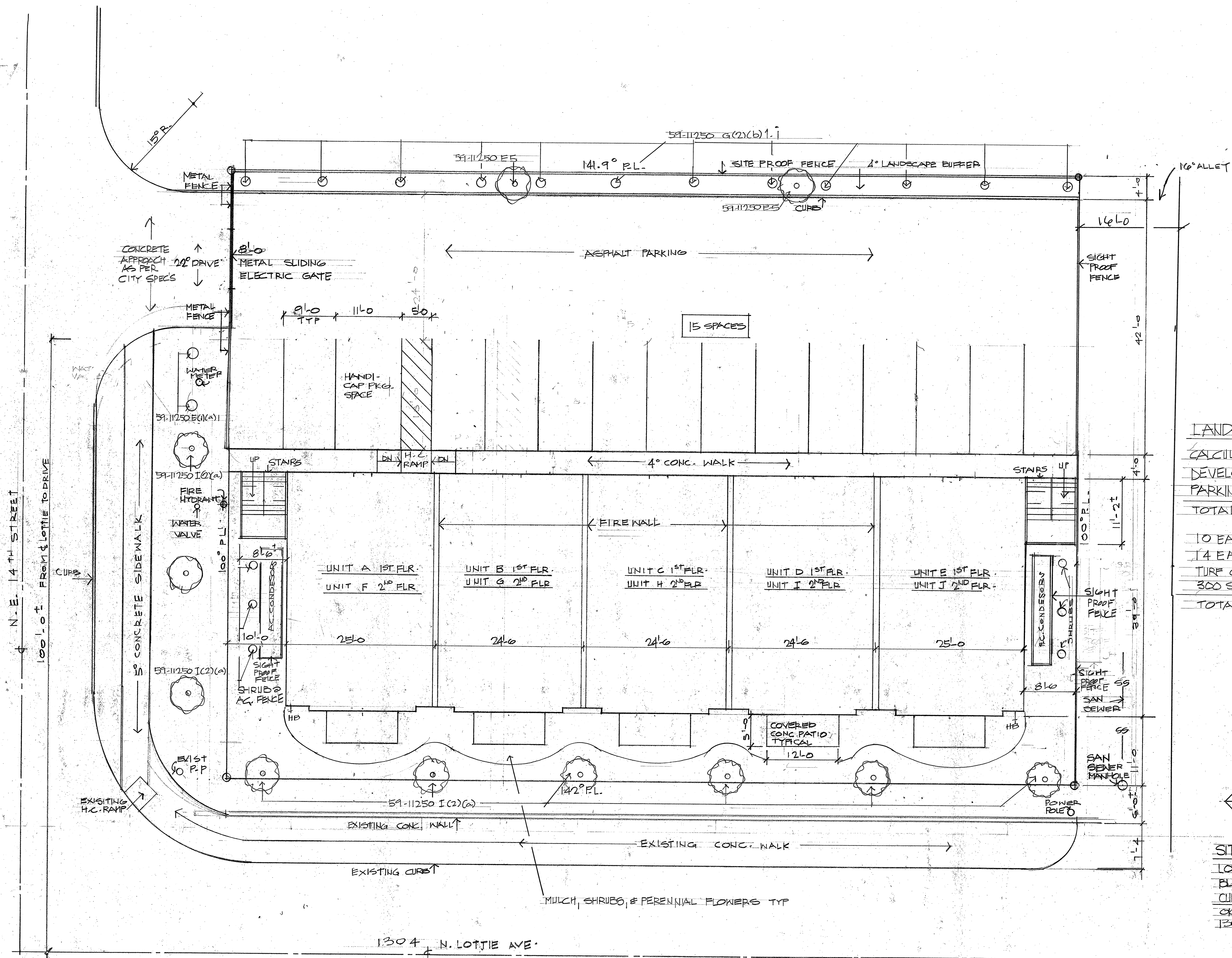


NORTH
 1/8" = 1'-0"
 SITE PLAN
 LOTS 15, 16, 17, & 18
 BLOCK 10
 CULBERTSON'S EAST HIGHLAND ADDN.
 OKLAHOMA CITY, OKLAHOMA, OK. COUNTY
 1301 N. LOTTIE AVE.

LOTTIE AVENUE APARTMENTS

CURB

SHEET 1 OF 5



LANDSCAPE PLAN & CALCULATIONS

CALCULATIONS:

DEVELOPED AREA $14,200 \text{ SF} \div 100 = 142 \text{ PTS. REQ'D.}$

PARKING: 15 SPACES $\times 2 \text{ PTS EACH} = 30 \text{ PTS}$

TOTAL POINTS REQUIRED = 101 POINTS

10 EA. MEDIUM TREES $\times 12 \text{ PTS EA} = 120 \text{ POINTS}$

14 EA. MEDIUM SHRUBS $\times 2 \text{ PTS EA} = 28 \text{ "$

TURF GRASS $2700 \text{ SF} \div 9 = 300 \text{ SYD.}$

300 SYDS $\times .25 = 75 \text{ POINTS}$

TOTAL POINTS SHOWN: 223 POINTS

NORTH
1/8" = 1'-0"

SITE PLAN

LOTS 15, 16, 17, & 18

BLOCK 10

CULBERTSON'S EAST HIGHLAND ADDN.

OKLAHOMA CITY, OKLAHOMA, OK. COUNTY

1304 N. LOTTIE AVE.

LOTTIE AVENUE APARTMENTS

CURB ↓

SHEET 2 OF 5