



**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**  
**Park Place**

Project Name \_\_\_\_\_  
 3209 East Park Place

Garden Oaks 2nd 005 034-038  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Affordable, new constructed housing.  
 Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.:	SPUD <u>1589</u>
File Date:	<u>11/3/23</u>
Ward No.:	<u>7</u>
Nbhd. Assoc.:	<u>Garden Neighborhood Council</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>R-1</u>
Overlay:	_____

0.73 Acres  
 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*

Universal Development Enterprise, LLC  
 \_\_\_\_\_  
*Applicant's Name (please print)*

6301 Waterford Blvd., Suite 325  
 \_\_\_\_\_  
*Applicant's Mailing Address*

Oklahoma City, OK 73118  
 \_\_\_\_\_  
*City, State, Zip Code*

405-708-7320  
 \_\_\_\_\_  
*Phone*

marcusude@okcdevelopment.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.

## Typed Legal Description of Proposed Rezoning Area

1. GARDEN OAKS 2ND 005 034
2. GARDEN OAKS 2ND 005 035
3. GARDEN OAKS 2ND 005 036
4. GARDEN OAKS 2ND 005 037
5. GARDEN OAKS 2ND 005 038



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number [R020122325](#) [R020122365](#) [R020122335](#) [R020122345](#) [R020122355](#) 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 a definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerk's 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 }  
COUNTY OF OKLA. } ss:

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 300A - Roadway Map

filed in the office of the County Assessor  
on the 18th day of October, 2023

Given under my hand and official seal this  
18th day of October, 2023

K. Burch County Assessor Deputy

Oklahoma County Assessor  
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R020122385	CHANDLER DAVID O		1201 NW 79TH ST	OKLAHOMA CITY	OK	73114	GARDEN OAKS 2ND	005	040	GARDEN OAKS 2ND 005 040	0 UNKNOWN OKLAHOMA CITY
R020122395	K & B HOMES LLC		1901 N MOORE AVE, Unit 6	MOORE	OK	73160	GARDEN OAKS 2ND	005	041	GARDEN OAKS 2ND 005 041	0 UNKNOWN OKLAHOMA CITY
R020122405	K & B HOMES LLC		1901 N MOORE AVE, Unit 6	MOORE	OK	73160	GARDEN OAKS 2ND	005	042	GARDEN OAKS 2ND 005 042	0 UNKNOWN OKLAHOMA CITY
R020122415	K & B HOMES LLC		1901 N MOORE AVE, Unit 6	MOORE	OK	73160	GARDEN OAKS 2ND	005	043	GARDEN OAKS 2ND 005 043	0 UNKNOWN OKLAHOMA CITY
R020122425	PENNINGTON ROBERT R & DOROTHY J		3316 NE 11TH ST	OKLAHOMA CITY	OK	73117-6226	GARDEN OAKS 2ND	005	044	GARDEN OAKS 2ND 005 044	0 UNKNOWN OKLAHOMA CITY
R020122255	KHALIL SAMIR S & NAJAYA D		2108 NW 32ND ST	OKLAHOMA CITY	OK	73112-7920	GARDEN OAKS 2ND	005	027	GARDEN OAKS 2ND 005 027	3100 NE 11TH ST OKLAHOMA CITY
R020122245	BARNETT DENIKKA P		3104 NE 11TH ST	OKLAHOMA CITY	OK	73117-6222	GARDEN OAKS 2ND	005	026	GARDEN OAKS 2ND 005 026	3104 NE 11TH ST OKLAHOMA CITY
R020122235	STRAIN SAMUEL & SUSAN		3108 NE 11TH ST	OKLAHOMA CITY	OK	73117-6222	GARDEN OAKS 2ND	005	025	GARDEN OAKS 2ND 005 025	3108 NE 11TH ST OKLAHOMA CITY
R020122225	MCGREW GWENDOLYN F	AKA FORTUNE GWENDOLYN B	3112 NE 11TH ST	OKLAHOMA CITY	OK	73117-6222	GARDEN OAKS 2ND	005	024	GARDEN OAKS 2ND 005 024	3112 NE 11TH ST OKLAHOMA CITY
R020122215	TOBLER AGNES M		3116 NE 11TH ST	OKLAHOMA CITY	OK	73117-6222	GARDEN OAKS 2ND	005	023	GARDEN OAKS 2ND 005 023	3116 NE 11TH ST OKLAHOMA CITY
R020122205	FREEMAN HELENE YEVETTE	WASHINGTON DEBRA ROCHELL	3120 NE 11TH ST	OKLAHOMA CITY	OK	73117-6222	GARDEN OAKS 2ND	005	022	GARDEN OAKS 2ND 005 022	3120 NE 11TH ST OKLAHOMA CITY
R020122195	PRAIRIE PROPERTY SOLUTIONS LLC		3200 NE 11TH ST	OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	005	021	GARDEN OAKS 2ND 005 021	3200 NE 11TH ST OKLAHOMA CITY
R020122185	ROSE ROCK ASSETS LLC		2704 CLERMONT PL	OKLAHOMA CITY	OK	73116	GARDEN OAKS 2ND	005	020	GARDEN OAKS 2ND 005 020	3204 NE 11TH ST OKLAHOMA CITY
R020122175	WILLIAMS PAUL J		3208 NE 11TH ST	OKLAHOMA CITY	OK	73117-6224	GARDEN OAKS 2ND	005	019	GARDEN OAKS 2ND 005 019	3208 NE 11TH ST OKLAHOMA CITY
R020122165	HILL LISA	COLE ROOSEVELT	3212 NE 11TH ST	OKLAHOMA CITY	OK	73117-6224	GARDEN OAKS 2ND	005	018	GARDEN OAKS 2ND 005 018	3212 NE 11TH ST OKLAHOMA CITY
R020122155	FOREMAN VELVER L & B J		3216 NE 11TH ST	OKLAHOMA CITY	OK	73117-6224	GARDEN OAKS 2ND	005	017	GARDEN OAKS 2ND 005 017	3216 NE 11TH ST OKLAHOMA CITY
R020122145	KHALIL SAMIR	KHALIL NAJAYA	2108 NW 32ND ST	OKLAHOMA CITY	OK	73112-7920	GARDEN OAKS 2ND	005	016	GARDEN OAKS 2ND 005 016	3220 NE 11TH ST OKLAHOMA CITY

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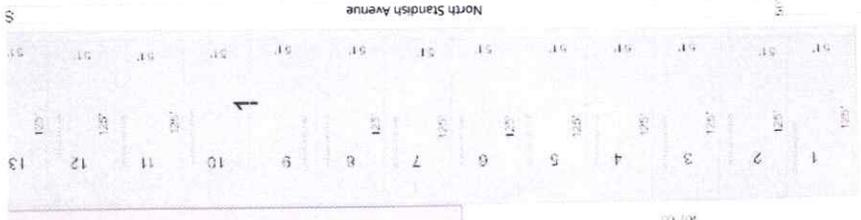
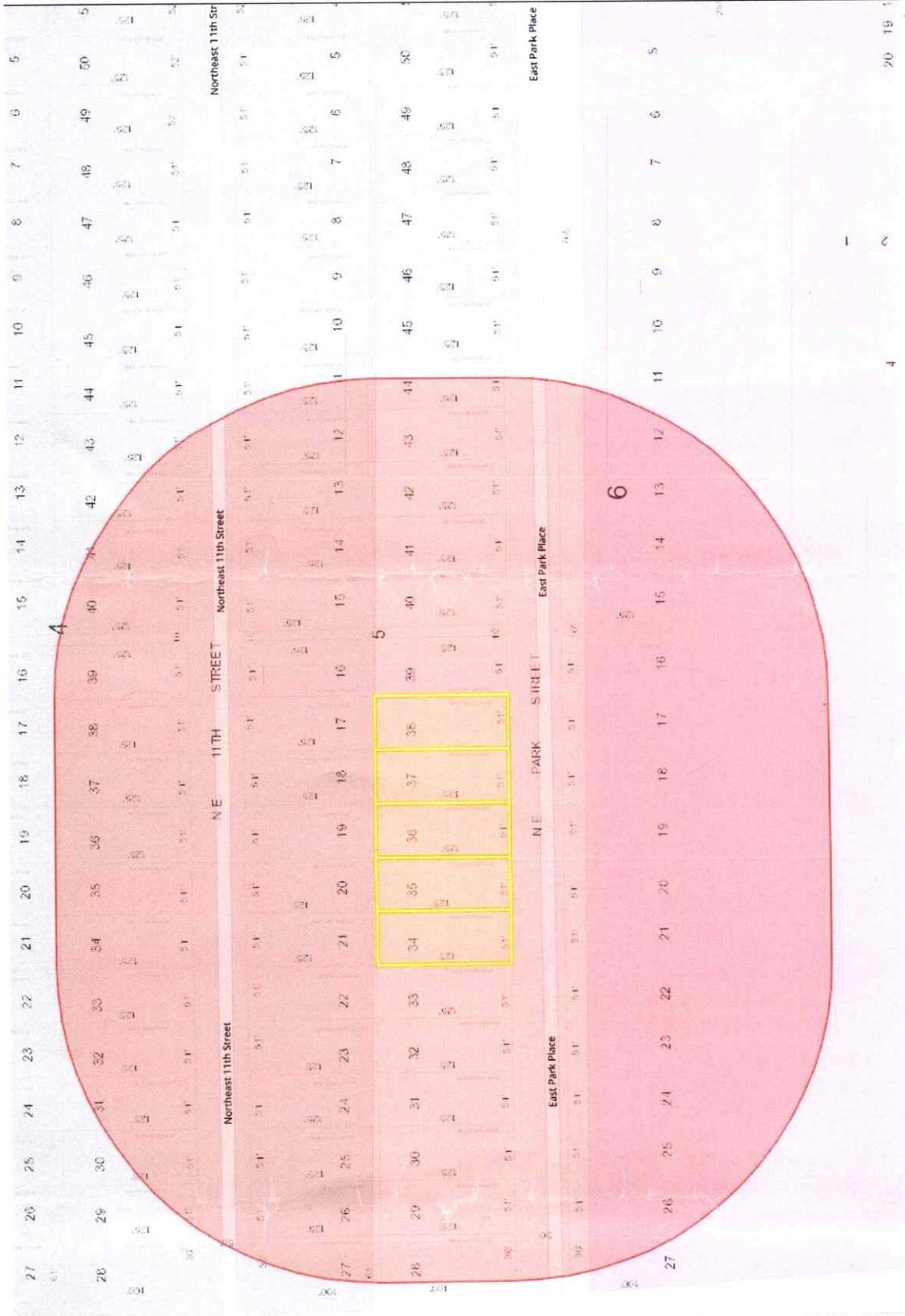
R020122135	STEELE JACQUELINE ANNE		3224 NE 11TH ST		OKLAHOMA CITY	OK	73117-6224	GARDEN OAKS 2ND	005	015	GARDEN OAKS 2ND 005 015	3224 NE 11TH ST OKLAHOMA CITY
R020122125	DEAN PATRICIA	RUSSELL PATRICIA	3300 NE 11TH ST		OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	005	014	GARDEN OAKS 2ND 005 014	3300 NE 11TH ST OKLAHOMA CITY
R020122115	BERRY GEORGE DEWEY & HATTIE GAIL TRS	BERRY GEORGE & GAIL REV LIV TRUST	3304 NE 11TH ST		OKLAHOMA CITY	OK	73117-6226	GARDEN OAKS 2ND	005	013	GARDEN OAKS 2ND 005 013	3304 NE 11TH ST OKLAHOMA CITY
R020122105	CHEATHAM HAROLD R		557 E PENN ST		PASADENA	CA	91104-1263	GARDEN OAKS 2ND	005	012	GARDEN OAKS 2ND 005 012	3308 NE 11TH ST OKLAHOMA CITY
R020122095	SMITH NORA J	SMITH ALICIA D	3312 NE 11TH ST		OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	005	011	GARDEN OAKS 2ND 005 011	3312 NE 11TH ST OKLAHOMA CITY
R020121715	JONES RALLIA C & LORETTA		3105 NE 11TH ST		OKLAHOMA CITY	OK	73117-6221	GARDEN OAKS 2ND	004	029	GARDEN OAKS 2ND 004 029	3105 NE 11TH ST OKLAHOMA CITY
R020121725	RONAMAN TRUST	WELLINGTON JOSEPH M & LYDIA J CO TRS	3900 S CHOCTAW RD		CHOCTAW	OK	73020-6027	GARDEN OAKS 2ND	004	030	GARDEN OAKS 2ND 004 030	3109 NE 11TH ST OKLAHOMA CITY
R020121735	SANSAL INVESTMENTS LLC		4205 VIA PINZON		PALOS VERDES ESTATES	CA	90274	GARDEN OAKS 2ND	004	031	GARDEN OAKS 2ND 004 031	3113 NE 11TH ST OKLAHOMA CITY
R020121745	EDWARDS CORENE TRS	EDWARDS CORENE 2023 REV TRUST	3117 NE 11TH ST		OKLAHOMA CITY	OK	73117-6221	GARDEN OAKS 2ND	004	032	GARDEN OAKS 2ND 004 032	3117 NE 11TH ST OKLAHOMA CITY
R020121755	JONES CHERYL		3121 NE 11TH ST		OKLAHOMA CITY	OK	73117-6221	GARDEN OAKS 2ND	004	033	GARDEN OAKS 2ND 004 033	3121 NE 11TH ST OKLAHOMA CITY
R020121765	STEELE DONALD ETAL	FERRIS CAROL	3201 NE 11TH ST		OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	004	034	GARDEN OAKS 2ND 004 034	3201 NE 11TH ST OKLAHOMA CITY
R020121775	GADDIS MARY	IVORY DONNA MARIE	3205 NE 11TH ST		OKLAHOMA CITY	OK	73117-6223	GARDEN OAKS 2ND	004	035	GARDEN OAKS 2ND 004 035	3205 NE 11TH ST OKLAHOMA CITY
R020121785	PARKER EDDIE G		3209 NE 11TH ST		OKLAHOMA CITY	OK	73117-6223	GARDEN OAKS 2ND	004	036	GARDEN OAKS 2ND 004 036	3209 NE 11TH ST OKLAHOMA CITY
R020121795	WARD PEACH E	WARD JOSETTE	3213 NE 11TH ST		OKLAHOMA CITY	OK	73117-6223	GARDEN OAKS 2ND	004	037	GARDEN OAKS 2ND 004 037	3213 NE 11TH ST OKLAHOMA CITY
R020121805	HALL JEREMY BLAIRE		3217 NE 11TH ST		OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	004	038	GARDEN OAKS 2ND 004 038	3217 NE 11TH ST OKLAHOMA CITY
R020121815	DUMAS CARIN D		3221 NE 11TH ST		OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	004	039	GARDEN OAKS 2ND 004 039	3221 NE 11TH ST OKLAHOMA CITY
R020121825	GREEN ANGELIA		3225 NE 11TH ST		OKLAHOMA CITY	OK	73117-6223	GARDEN OAKS 2ND	004	040	GARDEN OAKS 2ND 004 040	3225 NE 11TH ST OKLAHOMA CITY

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R020121835	KASH MARSH LLC		5050 NE 50TH ST		OKLAHOMA CITY	OK	73121	GARDEN OAKS 2ND	004	041	GARDEN OAKS 2ND 004 041	3301 NE 11TH ST OKLAHOMA CITY
R020121845	GRISSOM KEVIN E		2301 NE 21ST ST		OKLAHOMA CITY	OK	73111-1730	GARDEN OAKS 2ND	004	042	GARDEN OAKS 2ND 004 042	3305 NE 11TH ST OKLAHOMA CITY
R020121855	COMPLETE HOME RENTALS LLC		8801 N WESTERN AVE		OKLAHOMA CITY	OK	73114-2408	GARDEN OAKS 2ND	004	043	GARDEN OAKS 2ND 004 043	3309 NE 11TH ST OKLAHOMA CITY
R020121645	BOSTWICK RAYMOND	BOSTWICK FLOSSIE A	1 BALMORAL LN		SCOTCH PLAINS	NJ	07076-2203	GARDEN OAKS 2ND	004	022	GARDEN OAKS 2ND 004 022	3120 NE 12TH ST OKLAHOMA CITY
R020121635	RHONE DEBORAH A	LARKINS JAMEL DEWAYNE	3200 NE 12TH ST		OKLAHOMA CITY	OK	73117-6263	GARDEN OAKS 2ND	004	021	GARDEN OAKS 2ND 004 021	3200 NE 12TH ST OKLAHOMA CITY
R020121625	ROLFE JIMMY L & ERMA LEE	C/O JIMMY L ROLFE JR	3204 NE 12TH ST		OKLAHOMA CITY	OK	73117-6263	GARDEN OAKS 2ND	004	020	GARDEN OAKS 2ND 004 020	3204 NE 12TH ST OKLAHOMA CITY
R020121615	CARTER ALBERT G		2509 NE 12TH ST		OKLAHOMA CITY	OK	73117-5218	GARDEN OAKS 2ND	004	019	GARDEN OAKS 2ND 004 019	3208 NE 12TH ST OKLAHOMA CITY
R020121605	ASC INVESTMENTS LLC		500 N MERIDIAN AVE STE 404		OKLAHOMA CITY	OK	73107-5755	GARDEN OAKS 2ND	004	018	GARDEN OAKS 2ND 004 018	3212 NE 12TH ST OKLAHOMA CITY
R020121595	GOVAN NATHANIEL & B		3216 NE 12TH ST		OKLAHOMA CITY	OK	73117-6263	GARDEN OAKS 2ND	004	017	GARDEN OAKS 2ND 004 017	3216 NE 12TH ST OKLAHOMA CITY
R020121585	STAFFORD CYNTHIA		3220 NE 12TH ST		OKLAHOMA CITY	OK	73117-6263	GARDEN OAKS 2ND	004	016	GARDEN OAKS 2ND 004 016	3220 NE 12TH ST OKLAHOMA CITY

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accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R155329000	AAAA PROPERTY LLC		3307 NE 10TH ST		OKLAHOMA CITY	OK	73117-6418	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT GOVT LOT 6 SEC 30 12N 2W BEG 1066.5FT E SW/C SW4 TH E516.5FT N394.49FT W APPROX 516FT S394.1FT TO BEG CONT 4.67ACRS MORE OR LESS PLUS BEG 1583FT E SW/C SW4 TH E200FT	3333 NE 10TH ST OKLAHOMA CITY
R020122265	RODRIGUEZ DANIEL		3101 E PARK PL		OKLAHOMA CITY	OK	73117-6272	GARDEN OAKS 2ND	005	028	GARDEN OAKS 2ND 005 028	3101 E PARK PL OKLAHOMA CITY
R020122275	RODRIGUEZ DANIEL		3101 E PARK PL		OKLAHOMA CITY	OK	73117-6272	GARDEN OAKS 2ND	005	029	GARDEN OAKS 2ND 005 029	0 UNKNOWN OKLAHOMA CITY
R020122285	HUMPHREY COREY	HORTON CURTIS	1117 N STANDISH AVE		OKLAHOMA CITY	OK	73117	GARDEN OAKS 2ND	005	030	GARDEN OAKS 2ND 005 030	0 UNKNOWN OKLAHOMA CITY
R020122295	KREATORS CREATE LLC		2501 NE 23RD ST, Unit A317		OKLAHOMA CITY	OK	73111	GARDEN OAKS 2ND	005	031	GARDEN OAKS 2ND 005 031	0 UNKNOWN OKLAHOMA CITY
R020122305	GONZALEZ ANA MARIA TRUJILLO		1706 NW 7TH ST		OKLAHOMA CITY	OK	73106-2404	GARDEN OAKS 2ND	005	032	GARDEN OAKS 2ND 005 032	0 UNKNOWN OKLAHOMA CITY
R020122315	GONZALEZ ANA MARIA TRUJILLO		1706 NW 7TH ST		OKLAHOMA CITY	OK	73106-2404	GARDEN OAKS 2ND	005	033	GARDEN OAKS 2ND 005 033	0 UNKNOWN OKLAHOMA CITY
R020122325	UNIVERSAL DEVELOPMENT ENTERPRISE LLC		1111 NW 11TH ST		OKLAHOMA CITY	OK	73111	GARDEN OAKS 2ND	005	034	GARDEN OAKS 2ND 005 034	0 UNKNOWN OKLAHOMA CITY
R020122335	UNIVERSAL DEVELOPMENT ENTERPRISE LLC		1111 NW 11TH ST		OKLAHOMA CITY	OK	73111	GARDEN OAKS 2ND	005	035	GARDEN OAKS 2ND 005 035	0 UNKNOWN OKLAHOMA CITY
R020122345	UNIVERSAL DEVELOPMENT ENTERPRISE LLC		1111 NW 11TH ST		OKLAHOMA CITY	OK	73111	GARDEN OAKS 2ND	005	036	GARDEN OAKS 2ND 005 036	0 UNKNOWN OKLAHOMA CITY
R020122355	UNIVERSAL DEVELOPMENT ENTERPRISE LLC		1111 NW 11TH ST		OKLAHOMA CITY	OK	73111	GARDEN OAKS 2ND	005	037	GARDEN OAKS 2ND 005 037	0 UNKNOWN OKLAHOMA CITY
R020122365	UNIVERSAL DEVELOPMENT ENTERPRISE LLC		1111 NW 11TH ST		OKLAHOMA CITY	OK	73111	GARDEN OAKS 2ND	005	038	GARDEN OAKS 2ND 005 038	0 UNKNOWN OKLAHOMA CITY
R020122375	CHANDLER DAVID O		1201 NW 79TH ST		OKLAHOMA CITY	OK	73114	GARDEN OAKS 2ND	005	039	GARDEN OAKS 2ND 005 039	0 UNKNOWN OKLAHOMA CITY



To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(number)**  
**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY:**

Universal Development Enterprises, LLC  
1111 NW 11TH ST  
Oklahoma City, OK 73111  
405-708-7320  
marcusude@okcdevelopment.com

# **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 Zoning District** (OKC Zoning Ordinance, 2020, as amended), except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein:

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

- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)
- Three- and Four-Family Residential (8200.15)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

**1.1 Minimum Lot Size: 2500 square feet**

**1.2 Minimum Lot Width: 30'**

2. **Maximum Building Height: 3 stories or 35'**

3. **Maximum Building Size: 3000 square feet.**

4. **Maximum Number of Buildings: 40**

5. **Building Setback Lines**

Front Yard: 15'

Rear Yard: 10'

Side Yard: 5ft 5'

Corner Side Yard:

6. **Sight-proof Screening:** Sigh-Proof Screening shall not be required in this SPUD; However, developer may choose to install privacy walls or fencing. Developer shall comply with all applicable permitting and inspection requirements

7. **Landscaping:** Landscaping shall not be required in this SPUD.

8. **Signs:** A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves. Signage shall be permitted to be located in the center median. Signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements. Turf grass shall not be used to satisfy this requirement

**8.1 Free standing accessory signs:** A maximum of two residential development identification signs shall be permitted per access point to a public street. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves. Signage shall be permitted to be located in the center median. Signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements. Turf grass shall not be used to satisfy this requirement.

**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 in accordance with the base zoning district regulations.

**8.4 Electronic Message Display signs:** Electronic Message Display signs are specifically prohibited in this SPUD

**9. Access:** The subject parcels shall take access from East Park Pl.

**10. Sidewalks:** Sidewalks shall not be required in this SPUD

## **II. Other Development Regulations:**

### **1. Architecture:**

The base zoning district shall govern architectural regulations within this SPUD; however, the following materials shall be permitted within the SPUD: Brick, wood, metal, ceramic, stone, concrete, composite, solid surface. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

**3. Street Improvements:** No street improvements are necessary for this SPUD. Existing streets shall be used.

**4. Site Lighting:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.

**5. Dumpsters:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.

### **6. Parking: 20 spaces**

**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:** Based on the City's GIS, the property does not fall within the "detention-required boundary", so on-site detention for this SPUD will not be required. A portion of the property does lie within the 100-year flood plain limits for the North Canadian River; However, no flood study will be required for the SPUD. Because some of the area is located inside the 100-year floodplain, the Developer shall obtain a LOMR-F (Letter of Map Revision based on Fill) prepared by an Engineer licensed in the state of Oklahoma and have it reviewed and approved by the City of OKC and then submitted to FEMA for review and approval.

9. **Other:**

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

