



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

12th Street

Project Name

1912 & ~~1916~~ NW 12th Street, OKC 73106

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

Convert existing 2 story garage apartment building into 4 efficiency units - retain all existing buildings

Summary Purpose Statement / Proposed Development

Staff Use Only:	1664
Case No.: SPUD	
File Date:	7-11-24
Ward No.:	W6
Nbhd. Assoc.:	Classen Ten-Penn
School District:	OKC
Extg Zoning:	R-2
Overlay:	

13,500 square feet

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):

Kolby Dougherty

Name

5030 N May Ave. #222

Mailing Address

OKC, OK 73112

City, State, Zip Code

704-654-1549

Phone

kolby@eaglecreekokc.com

Email

Adam Lanman

Digitally signed by Adam Lanman
Date: 2024.07.11 12:21:21 -05'00'

Signature of Applicant

Adam Lanman, AIA

Applicant's Name (please print)

718 W Sheridan Ave.

Applicant's Mailing Address

OKC, OK 73102

City, State, Zip Code

405-820-7191

Phone

adam@atelieral.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.

20190809011108780
DEED 08/09/2019
02:29:48 PM Book:14099
Page:1836 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

QUIT CLAIM DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 484597
Stewart Title Guaranty Company

THIS INDENTURE, made this 7th day of August, 2019 between **Cougar Investments, LLC**, an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and **Blue Mountain Realty, LLC**, party of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party/parties of the second part, at its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TAX ID No.: 046603970, 051551920, 060081400, 063027590, 063027595

Grantee's Mailing Address: 7240 NW 129th Street, Oklahoma City, OK 73142

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereto belonging.

To Have and to Hold the above described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part, has caused these presents to be signed by its Managers this 7th day of August, 2019.

Cougar Investments, LLC

BY: K.K. Frans
K.K. Frans, Manager

BY: Trayce J. Bradford
Trayce J. Bradford, Manager

484597
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of August, 2019, personally appeared, K.K. Frans and Trayce J. Bradford, to me well known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managers and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

M. Moly Harris
M. Moly Harris
Commission Expires: 7/17/21

RETURN TO:
Stewart Title of Oklahoma, Inc.
6101 Gallardia Corporate Place, Suite C
Oklahoma City, OK 73142



X

2/5

EXHIBIT "A"
LEGAL DESCRIPTION

The West 37 1/2 feet of Lot Fifteen (15) in Block Eleven (11), of JEFFERSON PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Twenty-six (26) and Twenty-seven (27), in Block Eleven (11), MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The South 75 feet of Lots Three (3) and Six (6), and the South 60 feet of the North 75 feet of Lot Three (3), in Block Three (3), of SUMMERS PLACE, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Seven (7) and Eight (8), in Block Five (5), in J. J. BAUMANN'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Nine (9) and Ten (10), Block Five (5), J. J. BAUMANN'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LEGAL DESCRIPTION

1916 NW 12TH STREET, OKLAHOMA CITY, OKLAHOMA 73106:

BAUMANS ADDITION 005 000 LOTS 9 & 10

1912 NW 12TH STREET, OKLAHOMA CITY, OKLAHOMA 73106:

BAUMANS ADDITION 005 000 LOTS 7 & 8

LETTER OF AUTHORIZATION

I, Blue Mountain Realty, LLC authorize,
Property owner of record

Adam Lanman, AIA (Designated Representative)

To make an application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location(s):

1916 NW 12th St., Oklahoma City, OK 73106 & 1912 NW 12th St., Oklahoma City, OK

By: Kelly Dugan
Signature

Title: Manager
Manager / Proprietor

Date: 7/9/2024
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R063027590 & R063027595** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

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 200 feet radius report

made in the office of the County Assessor
on the 10th day of July, 2021.

Given under my hand and official seal this
10th day of July, 2024.

County Assessor

Cameron Wray Held Deputy

Oklahoma County Assessor's
300ft Radius Report
7/10/2024

currentmillevy	legal	section	township	range	qtr	qtrqtr	location	vipp	Reco dedDa te	Tran sferl d	pin	
122.82	AVEY & WETZEL 004 000 E160.3FT OF LOTS 9 THRU 12	29	12N	3W	SW		1301 N KENTUCKY AVE OKLAHOMA CITY	0		###	2715-06-303-7370	
122.82	AVEY & WETZEL 004 000 LOTS 25 & 26	29	12N	3W	SW		1943 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7440	
122.82	AVEY & WETZEL 004 000 LOTS 23 & 24	29	12N	3W	SW		1941 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7430	
122.82	AVEY & WETZEL 004 000 LOTS 21 & 22	29	12N	3W	SW		1933 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7420	
122.82	AVEY & WETZEL 004 000 LOTS 19 & 20	29	12N	3W	SW		1929 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7410	
122.82	AVEY & WETZEL 004 000 LOTS 17 & 18	29	12N	3W	SW		1927 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7400	
122.82	AVEY & WETZEL 004 000 LOTS 15 & 16	29	12N	3W	SW		1923 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7390	
122.82	AVEY & WETZEL 004 000 LOTS 13 & 14	29	12N	3W	SW		1917 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7380	
122.82	AVEY & WETZEL 004 000 W50FT OF LOTS 7 THRU 12	29	12N	3W	SW		1915 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-303-7360	
122.82	AVEY & WETZEL 004 000 E160.3FT OF LOTS 7 & 8	29	12N	3W	SW		1309 N KENTUCKY AVE OKLAHOMA CITY	0		###	2715-06-303-7350	
122.82	CLASSENS CREAM RIDGE 003 000 W5FT LOT 3 & ALL LOT 4	29	12N	3W	SW		1839 NW 12TH ST OKLAHOMA CITY	0		###	2715-06-286-0950	

Oklahoma County Assessor's
300ft Radius Report
7/10/2024

122.82	CLASSENS CREAM RIDGE 003 005	29	12N	3W	SW	1841 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-286-1000	
122.82	BAUMANS ADDITION 005 000 LOTS 36 & 37	29	12N	3W	SW	1943 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7780	
122.82	BAUMANS ADDITION 005 000 LOTS 38 & 39	29	12N	3W	SW	1939 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7810	
122.82	BAUMANS ADDITION 005 000 LOTS 40 & 41	29	12N	3W	SW	1935 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7840	
122.82	BAUMANS ADDITION 005 000 LOTS 42 & 43	29	12N	3W	SW	1931 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7870	
122.82	BAUMANS ADDITION 005 000 LOTS 44 & 45	29	12N	3W	SW	1927 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7900	
122.82	BAUMANS ADDITION 005 000 LOTS 46 & 47	29	12N	3W	SW	1923 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7930	
122.82	BAUMANS ADDITION 005 000 LOTS 48 49 & W5FT OF LOT 50	29	12N	3W	SW	1919 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7960	
122.82	BAUMANS ADDITION 005 000 E20FT OF LOT 50 & ALL LOT 51	29	12N	3W	SW	1915 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-7990	
122.82	BAUMANS ADDITION 005 000 LOTS 52 53 & 54	29	12N	3W	SW	1907 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8020	
122.82	BAUMANS ADDITION 005 000 LOTS 55 & 56	29	12N	3W	SW	1905 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8050	
122.82	BAUMANS ADDITION 005 000 LOTS 57 & 58	29	12N	3W	SW	1901 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8080	

**Oklahoma County Assessor's
300ft Radius Report
7/10/2024**

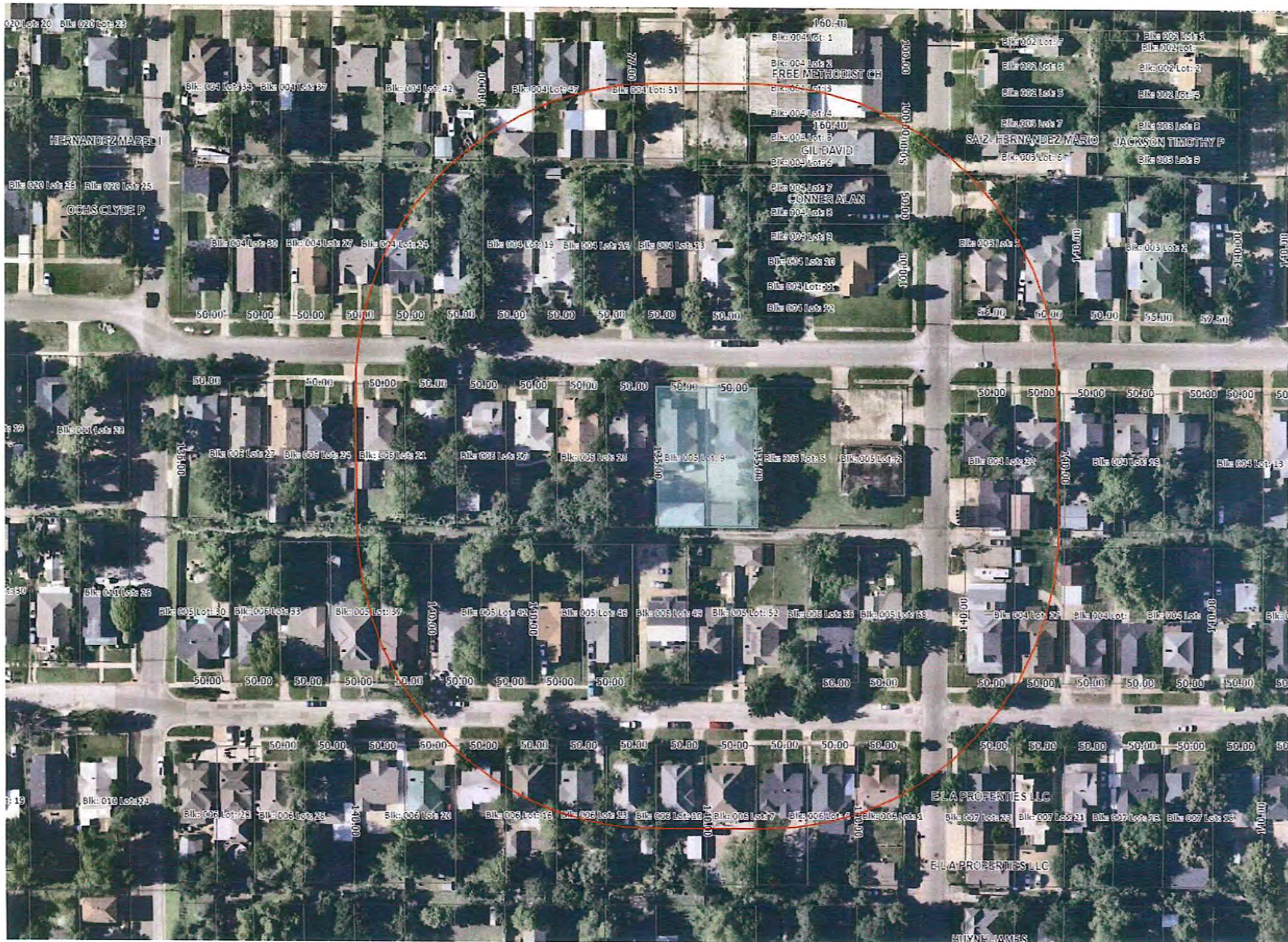
122.82	CLASSENS CREAM RIDGE 004 000 LOTS 25 & 26	29	12N	3W	SW	1845 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-286-1750	
122.82	CLASSENS CREAM RIDGE 004 000 LOTS 27 & 28	29	12N	3W	SW	1841 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-286-1800	
122.82	CLASSENS CREAM RIDGE 004 000 LOTS 23 & 24 PLUS VAC ALLEY ON S & VAC ST ON W	29	12N	3W	SW	1844 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-286-1700	
122.82	CLASSENS CREAM RIDGE 004 000 LOTS 21 & 22	29	12N	3W	SW	1840 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-286-1650	
122.82	BAUMANS ADDITION 005 LOTS 1 THRU 6	29	12N	3W	SW	1900 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7580	
122.82	BAUMANS ADDITION 005 000 LOTS 7 & 8	29	12N	3W	SW	1912 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7590	
122.82	BAUMANS ADDITION 005 000 LOTS 9 & 10	29	12N	3W	SW	1916 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7595	
122.82	BAUMANS ADDITION 005 000 LOTS 11 & 12	29	12N	3W	SW	1920 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7600	
122.82	BAUMANS ADDITION 005 000 LOTS 13 & 14	29	12N	3W	SW	1924 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7610	
122.82	BAUMANS ADDITION 005 000 LOTS 15 & 16	29	12N	3W	SW	1928 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7620	
122.82	BAUMANS ADDITION 005 000 LOTS 17 & 18	29	12N	3W	SW	1936 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7630	
122.82	BAUMANS ADDITION 005 000 LOTS 19 & 20	29	12N	3W	SW	1938 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7640	

Oklahoma County Assessor's
300ft Radius Report
7/10/2024

122.82	BAUMANS ADDITION 005 000 LOTS 21 & 22	29	12N	3W	SW	1940 NW 12TH ST OKLAHOMA CITY	0	###	2715-06-302-7650	
122.82	AVEY & WETZEL 004 000 LOTS 5 & 6 EX W50FT OF LOT 5 & EX N15FT OF W50FT OF LOT 6	29	12N	3W	SW	1315 N KENTUCKY AVE OKLAHOMA CITY	0	###	2715-06-303-7340	
122.82	BAUMANS ADDITION 006 000 LOTS 19 & 20	29	12N	3W	SW	1936 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8380	
122.82	BAUMANS ADDITION 006 000 LOTS 17 & 18	29	12N	3W	SW	1932 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8350	
122.82	BAUMANS ADDITION 006 000 LOTS 15 & 16	29	12N	3W	SW	1928 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8320	
122.82	BAUMANS ADDITION 006 000 LOTS 13 & 14	29	12N	3W	SW	1924 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8290	
122.82	BAUMANS ADDITION 006 000 LOTS 11 & 12	29	12N	3W	SW	1922 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8260	
122.82	CLASSENS CREAM RIDGE 003 000 LOTS 6 & 7	29	12N	3W	SW	1314 N KENTUCKY AVE OKLAHOMA CITY	0	###	2715-06-286-1050	
122.82	BAUMANS ADDITION 006 000 LOTS 9 & 10	29	12N	3W	SW	1916 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8230	
122.82	BAUMANS ADDITION 006 000 LOTS 7 & 8	29	12N	3W	SW	1912 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8200	
122.82	BAUMANS ADDITION 006 000 LOTS 5 & 6	29	12N	3W	SW	1908 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8170	

**Oklahoma County Assessor's
300ft Radius Report
7/10/2024**

122.82	BAUMANS ADDITION 006 000 LOTS 3 & 4	29	12N	3W	SW	1904 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8140	
122.82	BAUMANS ADDITION 006 000 LOTS 1 & 2	29	12N	3W	SW	1900 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-302-8110	
122.82	AVEY & WETZEL 004 000 E2FT OF N77FT LOT 50 & ALL LOTS 51 & 52 EXEMPT	29	12N	3W	SW	1900 NW 13TH ST OKLAHOMA CITY	0	###	2715-06-303-7575	
122.82	AVEY & WETZEL 004 000 LOT 49 & LOT 50 EX E2FT OF N77FT	29	12N	3W	SW	1922 NW 13TH ST OKLAHOMA CITY	0	###	2715-06-303-7560	
122.82	AVEY & WETZEL 004 000 LOTS 47 & 48	29	12N	3W	SW	1926 NW 13TH ST OKLAHOMA CITY	0	###	2715-06-303-7550	
122.82	AVEY & WETZEL 004 000 E160 4FT OF LOTS 1 THRU 4 EXEMPT	29	12N	3W	SW	1900 NW 13TH ST OKLAHOMA CITY	0	###	2715-06-303-7330	
122.82	AVEY & WETZEL 004 000 LOTS 45 & 46	29	12N	3W	SW	1930 NW 13TH ST OKLAHOMA CITY	0	###	2715-06-303-7540	
122.82	AVEY & WETZEL 004 000 LOTS 43 & 44	29	12N	3W	SW	1934 NW 13TH ST OKLAHOMA CITY	0	###	2715-06-303-7530	
122.82	AVEY & WETZEL 004 000 W50FT OF LOTS 1 THRU 5 & W50FT OF N15FT OF LOT 6 EXEMPT	29	12N	3W	SW	0 UNKNOWN OKLAHOMA CITY	0	###	2715-06-303-7320	
122.82	CLASSENS CREAM RIDGE BLK 007 PT OF LOTS 23 & 24 BEG 42.56FT N OF SW/C LOT 24 TH N97.44FT E50FT S97.44FT W50FT TO BEG	29	12N	3W	SW	1840 NW 11TH ST OKLAHOMA CITY	0	###	2715-06-286-5250	



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-xxxx
MASTER DESIGN STATEMENT

July 11, 2024

PREPARED BY:

Atelier AL LLC
Adam Lanman, AIA
718 W Sheridan Ave.
Oklahoma City, Oklahoma 73102
405 820 7191
adam@atelieral.com

SPUD-XXXX 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:

8150.6.1. Community Garden

8150.6.4. Home Garden

8150.7.1. Rainwater Harvesting

8250.3 Community Recreation: Property Owners Association

8200.12 Multiple-Family Residential

8200.14 Single-Family Residential

8200.15 Three - and Four- Family Residential

8200.16 Two-Family Residential

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** Not to exceed 2,000 sf per building

4. **Maximum Number of Buildings:** There shall be a maximum of four buildings within this SPUD.
 5. **Density:**
There shall be a maximum of 09 dwelling units within this SPUD
 6. **Building Setback Lines**
 - West: 5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)
 - East: 5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)
 - South: 0 ft
 - North: 20 ft excluding porches
 7. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the East, South, and West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, metal, or other decorative material and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio.
 8. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development.
 9. **Signs:**
 - 9.1 **Freestanding Accessory Signs**
Prohibited
 - 9.2 **Attached Signs**
Prohibited
 - 9.3 **Non-Accessory Signs**
Non-accessory signs shall be prohibited.
 - 9.4 **Electronic Message Display Signs**
Electronic Message Display signs shall be prohibited.
 10. **Access:** Access will be via the existing two-way driveway from NW 12th Street
 11. **Sidewalks:** A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.
- 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, architectural metal, or wood and

cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

2. **Street Improvements:** N/A
3. **Home Sharing:** Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed
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. **Trash Collection:** Carts per city of OKC
6. **Parking:** No changes to existing parking. The existing parking on the lot shall be deemed appropriate for the SPUD
7. **Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project.
8. **Drainage:** The 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

