



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

1131 NW 5th st

Project Name

1131 NW 5th st. okc ok 73106

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

Rezoned to allow more uses, reduced lot size and setbacks

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD 1537

File Date: 11MAY'23

Ward No.: 6

Nbhd. Assoc.: METRO PARK NA

School District: OKC

Extg Zoning: R-3

Overlay: ---

0.06 acres MOL

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):

Wayne Allen Perotka

Name

1805 NW 14th st

Mailing Address

okc, ok 73106

City, State, Zip Code

970 988 1467

Phone

wperotka@gmail.com

Email

Signature of Applicant

Wayne Allen Perotka

Applicant's Name (please print)

Ken Fitzsimmons

Applicant's Mailing Address

1300 NW 17th st

City, State, Zip Code

okc, ok 73106

Phone

405 625 2115

Email

ken@task-design.com

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.



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Joint Tenancy

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **CAMBRIA SMITH, MANAGER, URBAN HOUSE CO., LLC SERIES 1131 NW 5TH STREET PROTECTED SERIES** party(IES) of the first part, in consideration of the sum of ~~TEN AND NO/100~~ dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **WAYNE PEROTKA, a single person and LACI RAY, a single person**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

All of the South 43.12 feet of Lots TEN (10) and ELEVEN (11) and
The South 43.12 feet of the West 5 feet of Lot TWELVE (12), of
Block TWENTY-FIVE (25), in NEAS ADDITION, to
Oklahoma City, Oklahoma County, Oklahoma,
according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:
WAYNE PEROTKA and LACI RAY
1805 NW 14TH
OKLAHOMA CITY, OK 73106

TAXES TO:
WAYNE PEROTKA and LACI RAY
1805 NW 14TH
OKLAHOMA CITY, OK 73106

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 party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered 5th day of April, 2023.

URBAN HOUSE CO., LLC SERIES 1131 NW 5TH
STREET PROTECTED SERIES

CAMBRIA SMITH, MANAGER

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } ss

Before me, a Notary Public in and for this State, on this 5th day of April, 2023 personally appeared **CAMBRIA SMITH** as **MANAGER**, on behalf of **URBAN HOUSE CO., LLC SERIES 1131 NW 5TH STREET PROTECTED SERIES**, to me known to be the identical person (s) who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 22287638
Underwriter: American Guaranty Title Insurance Company



MM22287638

MT

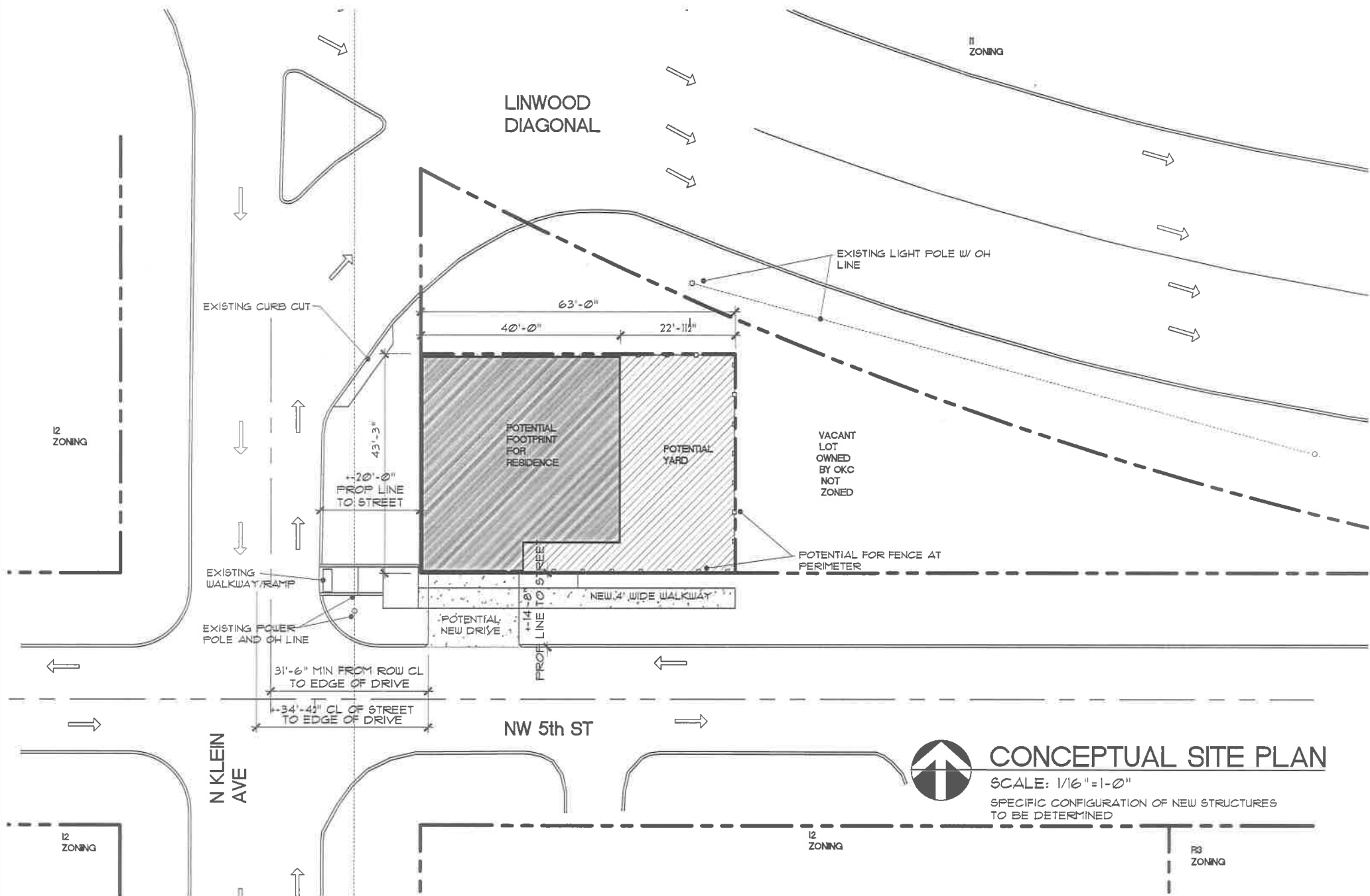
1/18.00

DOC - 78.00

For SPUD application for 1131 NW 5th st okc ok

Full Legal Description:

NEAS ADDITION 025 000 S43.12FT OF LOTS 10 & 11 & W5FT OF S43.12FT LOT 12



Wayne Allen Perotka
1805 NW 14th st
OKC, OK 73106

Letter of Authorization
May 10, 2023

To: City of OKC
Development Services Department
Subdivision & Zoning Division
420 W Main St Suite 910
OKC, OK 73102
405 297 2623

Attn: Sarah Welch
Sarah.welch@okc.gov

RE: Proposed SPUD for 1131 NW 5th St. South 43.12 ft of Lots 10 and 11 block 25, Neass Addition

To Sarah Welch and or whom it may concern,

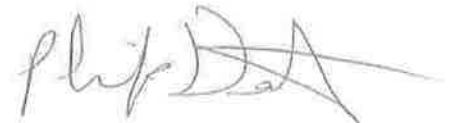
Please accept this letter as a request to authorize Ken Fitzsimmons of TASK design to act on our behalf to file an application for SPUD to rezone the above.

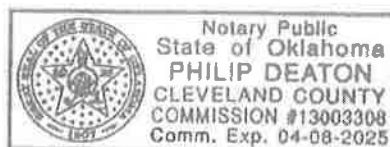
Sincerely,

 5/10/23
Wayne Allen Perotka date

970 988 1467

Subscribed and sworn before me
Philip Deaton (notary) on this 10th
day of May, 2023 by Wayne Allen Perotka





Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R016088950 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 200 ft radius report
filed in the office of the County Assessor
on the 10th day of May, 2023
Given under my hand and official seal this
10th day of May, 2023.

County Assessor

Ketrager Deputy

Oklahoma County Assessor's
300ft Radius Report
5/10/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	econarea	nbhd	netassesse	propertyid	name3
R015601450	LINWOOD DEVELOPMENT LLC		11217 N MAY AVE	OKLAHOMA CITY	OK	73120	RILEYS MEADOW GARDEN	003	000	RILEYS MEADOW GARDEN 003 000 LOTS 9 THRU 16 & LOTS 31 & 32 BLK 1 PARTRIDGE ADD	1201 NW 4TH ST OKLAHOMA CITY	Cm EA 9	ILM Blt 197	60245	157561	
R015606670	LINWOOD DEVELOPMENT LLC		11217 N MAY AVE	OKLAHOMA CITY	OK	73120	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 29 THRU 32	1135 NW 4TH ST OKLAHOMA CITY	Cm EA 9	CMISC	3361	157572	
R015607230	GIANDS FAMILY LLC		114 NW 6TH ST, Unit 206	OKLAHOMA CITY	OK	73102	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 33 THRU 38	1135 NW 4TH ST OKLAHOMA CITY	Cm EA 9	Storage W	47114	157574	
R015607540	GIANDS FAMILY LLC		114 NW 6TH ST, Unit 206	OKLAHOMA CITY	OK	73102	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 39 40 & 41	1123 NW 4TH ST OKLAHOMA CITY	Cm EA 9	ILM Blt 201	11089	157575	
R015283150	BRODERSEN FAMILY LLC		18470 ANTLER WAY	EDMOND	OK	73012	PARTRIDGE ADDITION	001	000	PARTRIDGE ADDITION 001 000 LOTS 1 THRU 12 PLUS N/2 VACATED ALLEY ADJ ON S & W/2 OF LOT 6 & ALL LOTS 7 & 8 IN BLK 3 RILEYS MEADOW GARDEN ADDN & N/2 OF VACATED ALLEY ADJ ON S	1236 NW 5TH ST OKLAHOMA CITY	Cm EA 9	Storage W	189827	157550	
R015600580	AJM REAL ESTATE LLC		2513 NW 66TH ST	OKLAHOMA CITY	OK	73116	RILEYS MEADOW GARDEN	003	000	RILEYS MEADOW GARDEN 003 000 LOTS 1 THRU 5 & E19FT OF LOT 6 PLUS N/2 VACATED ALLEY ADJ ON S	1200 NW 5TH ST OKLAHOMA CITY	Cm EA 9	ILM Blt 197	62139	157559	
R015605600	DAY FALLA LLC		2115 N MAY AVE	OKLAHOMA CITY	OK	73107-3137	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 23 THRU 28	1138 NW 5TH ST OKLAHOMA CITY	Cm EA 9	ILM Blt 197	33358	157571	
R015605510	SANROMAN JOSE J		1128 NW 5TH ST	OKLAHOMA CITY	OK	73106-7430	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 W2 OF LOT 21 & ALL OF LOT 22	1128 NW 5TH ST OKLAHOMA CITY	Terr 4	R2725.00	776	157570	
R015605320	WARREN MATTHEW & ROBYN		800 NW 17TH ST	OKLAHOMA CITY	OK	73106	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 19 & 20 & E2 OF LOT 21	1126 NW 5TH ST, Unit 1/2 OKLAHOMA CITY	Terr 4		3850	157569	

Oklahoma County Assessor's
300ft Radius Report
5/10/2023

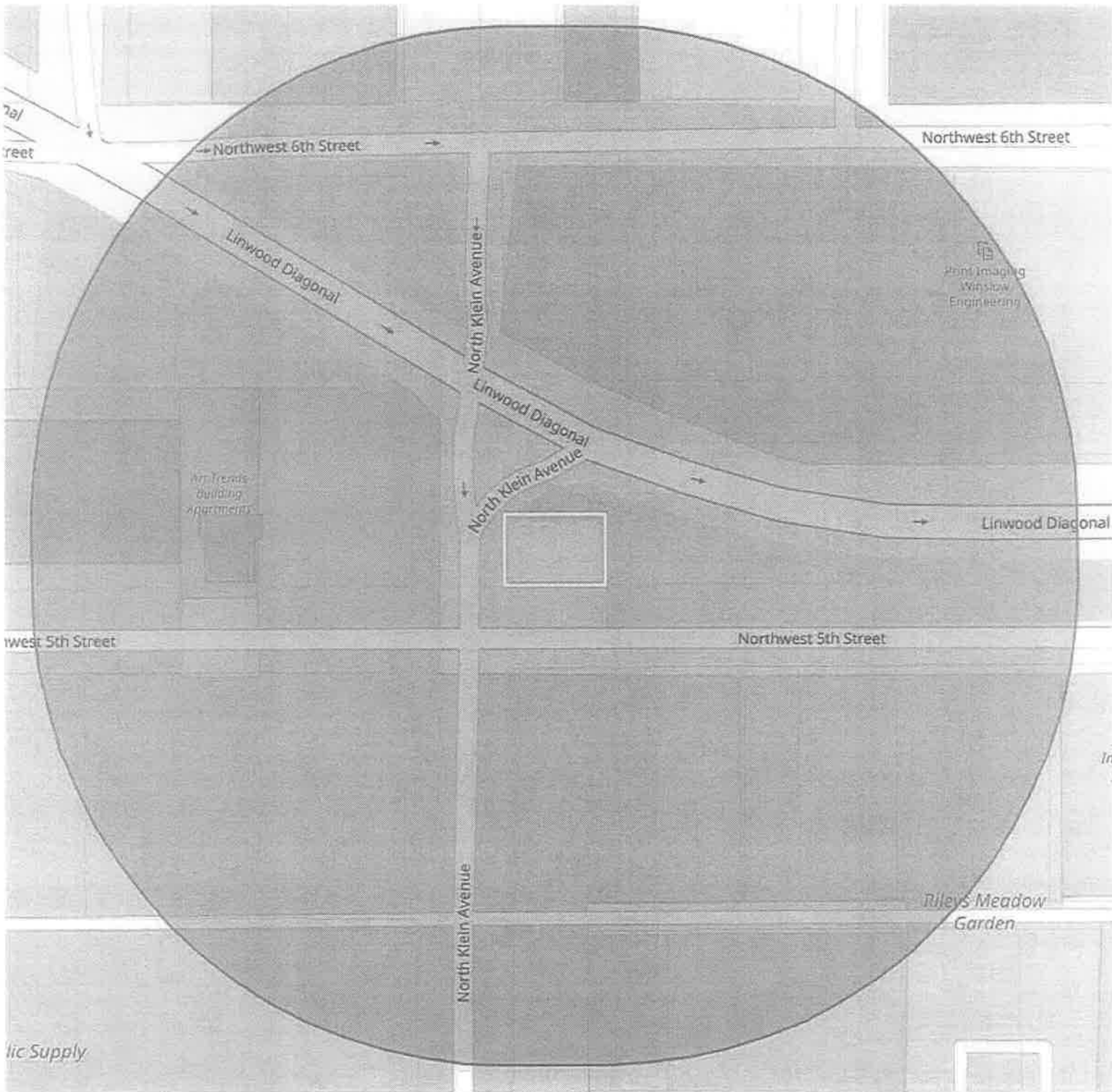
R015604540	HAKIM FAMILY TRUST		1124 NW 5TH ST	OKLAHOMA CITY	OK	73106	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 17 & 18	1124 NW 5TH ST OKLAHOMA CITY	Terr 4	R2728.00	34462	157567
R015604060	OUKASSOU SEBASTIAN	DAVIDSON DUSTIN	1821 NE 69TH ST	OKLAHOMA CITY	OK	73111	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 15 & 16	1122 NW 5TH ST OKLAHOMA CITY	Terr 4		12650	157566
R015603480	DANFORD MARK		329 NW 21ST ST	OKLAHOMA CITY	OK	73103-1922	RILEYS MEADOW GARDEN	004	000	RILEYS MEADOW GARDEN 004 000 LOTS 13 & 14	1112 NW 5TH ST OKLAHOMA CITY	Cm EA 9	ILM Blt 190	12677	157565
R016088950	PEROTKA WAYNE	RAY LACI	1805 NW 14TH ST	OKLAHOMA CITY	OK	73106-2015	NEAS ADDITION	025	000	NEAS ADDITION 025 000 S43.12FT OF LOTS 10 & 11 & W5FT OF S43.12FT LOT 12	1131 NW 5TH ST OKLAHOMA CITY	Terr 4		110	158019
R016089000	CITY OF OKLA CITY	OFFICE OF CITY CLERK	208 MUNICIPAL BLDG	OKLAHOMA CITY	OK	73102	NEAS ADDITION	025	000	NEAS ADDITION 025 000 PT LOTS 10 THRU 18 BEG 43.12FT N SW/C SD LOT 10 N85FT E TO NE/C LOT 12 SELY 104.69FT SELY 125.77FT TO A POINT ON E LINE LOT 18 S TO SW/C SD LOT 18 W TO POINT SFT E SW/C LOT 12 N43	0 UNKNOWN OKLAHOMA CITY	Oklahoma		0	158020
R016088600	BAILEY MICHAEL D & BONNIE J		1217 NW 5TH ST	OKLAHOMA CITY	OK	73106-7403	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 35 THRU 42	1217 NW 5TH ST OKLAHOMA CITY	Cm EA 9	Storage W	33390	158005
R016088750	TIDERMAN MILLARD A & SUNNIE L		5721 LORIE LN	GUTHRIE	OK	73044	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 43 & 44	1209 NW 5TH ST OKLAHOMA CITY	Terr 4	M2725.00	15852	158010
R016088775	TIDERMAN MILLARD A & SUNNIE L		5721 LORIE LN	GUTHRIE	OK	73044	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 45 THRU 48	0 UNKNOWN OKLAHOMA CITY	Cm EA 9	C1111.00	4757	158011
R016406000	VIOLET UNICORN LLC		607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	ROBERTS ADDITION	000	000	ROBERTS ADDITION 000 000 N48.6FT OF W6FT LOT 8 & N48.6FT LOTS 9 THRU 13	0 UNKNOWN OKLAHOMA CITY	Cm EA 9	C1111.00	3242	158031
R016088225	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma		0	157992
R016088250	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 5 & 6 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma		0	157993

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R016088900	VIOLET UNICORN LLC	607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	025	000	NEAS ADDITION 025 000 558FT OF LTS 8 & 9	1215 LINWOOD DIAGONAL OKLAHOMA CITY	Cm EA 9	1110	158017
R016088275	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 7 & 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma	0	157994
R016088300	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 9 & 10 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma	0	157995
R016088325	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma	0	157992
R016088200	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NEAS ADDITION	024	000	NEAS ADDITION 024 000 LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma	0	157991
R016088925	VIOLET UNICORN LLC	607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	025	000	NEAS ADDITION 025 000 N70FT OF LTS 8 & 9	1214 NW 6TH ST OKLAHOMA CITY	Cm EA 9	1339	158018
R016088675	VIOLET UNICORN LLC	607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	025	000	NEAS ADDITION 025 000 LOTS 6 & 7 EX E2FT OF LOT 6	1206 NW 6TH ST OKLAHOMA CITY	Cm EA 9	2027	158016
R016088850	VIOLET UNICORN LLC	607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	025	000	NEAS ADDITION 025 000 W22FT LOT 4 & ALL LOT 5 & E2FT LOT 6	1204 NW 6TH ST OKLAHOMA CITY	Cm EA 9	2069	158015
R016088845	VIOLET UNICORN LLC	507 N WESTERN AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	025	000	NEAS ADDITION 025 000 W9.5FT OF LT 2 ALL LT 3 & E3FT OF LT 4	1200 NW 6TH ST OKLAHOMA CITY	Cm EA 9	1605	158014
R016088800	VIOLET UNICORN LLC	607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	NEAS ADDITION	025	000	NEAS ADDITION 025 000 LOT 1 & E15 1/2FT LOT 2 & LOTS 16 & 17 ROBERTS ADDN & BEG NE/C LOT 14 TH S48.6FT NWLY125.77FT TO A POINT 31FT S OF NE/C LOT 15 BLK 25 NEAS ADDN TH NWLY104.69FT TO NW/C LOT 12 SD	1122 NW 6TH ST OKLAHOMA CITY	Cm EA 9	8185	158012
R016401800	VIOLET UNICORN LLC	607 N WESTERN AVE	OKLAHOMA CITY	OK	73106	ROBERTS ADDITION	000	000	ROBERTS ADDITION 000 000 LOT 18 THRU 21 & W30FT LOT 2	1116 NW 6TH ST OKLAHOMA CITY	Cm EA 9	5577	158026
R016085275	OKLAHOMA COUNTY DIVERSION HUB INC	220 NW 10TH ST	OKLAHOMA CITY	OK	73109-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 20 & 21	1227 NW 6TH ST OKLAHOMA CITY	Cm EA 9	6327	157890

Oklahoma County Assessor's
300ft Radius Report
5/10/2023

R016085300	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 22 23 & 24	1221 NW 6TH ST OKLAHOMA CITY	Cm EA 8		9491	157891	
R016085325	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 25 & 26	1219 NW 6TH ST OKLAHOMA CITY	Cm EA 9		6327	157892	
R016085350	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 27 & 28	1215 NW 6TH ST OKLAHOMA CITY	Cm EA 9		6327	157893	
R016085375	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 29 & 30	1209 NW 6TH ST OKLAHOMA CITY	Cm EA 9		6327	157894	
R016085425	OKLAHOMA COUNTY DIVERSION HUB INC		220 NW 10TH ST	OKLAHOMA CITY	OK	73103-3902	NEAS ADDITION	016	000	NEAS ADDITION 016 000 LOTS 1 THRU 4 & LOTS 31 THRU 34	1200 LINWOOD BLVD OKLAHOMA CITY	Cm EA 9	CMISC	30130	157895	



MASTER DESIGN STATEMENT SPUDXXXXX
1131 NW 5th St.
May 11, 2023
Prepared by Ken Fitzsimmons, architect of TASK design

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, 2010).

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, which 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.

This site will be developed in accordance with the regulation of the NB Neighborhood Business District (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

- | | |
|---------|-----------------------------------|
| 8200.2 | dwelling units and mixed use |
| 8200.4 | live/ work units |
| 8200.12 | multi family residential |
| 8200.14 | single family residential |
| 8200.15 | three and four family residential |
| 8200.16 | two family residential |

8250.5	cultural exhibits
8250.16	murals
8200.32	Convenience sales and personal services
8300.51.1	lodging/accommodations: home sharing
8300.59	personal services-restricted

2. **Maximum Building Height:** Up to 4 stories 50-ft.
3. **Maximum Building Size:** The maximum building lot coverage shall not exceed 85%.
4. **Maximum Number of Buildings:** The base zoning district regulations shall regulate the number of structures in this SPUD.

5. **Building Setback Lines**

Front-north-Linwood Diagonal: 0-feet
Rear-south NW 5th: 0-feet
West side -N Klein Ave: 0 -feet
East Side- 0 feet

Setbacks for Site triangle not required

6. **Sight-proof Screening:** Sight proof screening shall not be required. A fence up to 8 ft tall shall be permitted along property lines. Fence may be constructed of materials per below II.1 Architecture regulations
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 **Free standing accessory signs**

To be in accordance with the base zoning district regulations.

8.2 **Attached signs**

To 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 will be in accordance with the base zoning

district regulations.

9. **Access:** On-site parking spaces may be accessed from one drive from NW 5th St. Driveway may be up to 20 ft wide 2 way drive. West side of drive to be located a minimum of 31.5' ft east of the N Klein Ave. ROW centerline

Driveways and parking spaces, located on private property, may be constructed of compacted decomposed or crushed granite or screenings contained within concrete curb or steel edging.

10. **Sidewalks:** One new 4' wide walk, running east-west, to be provided along south side to connect to existing walk/ ramp to remain.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture

Permitted exterior wall finish materials include wood, fiber cement, or composite panel or lap siding, masonry, EIFS, stucco, architectural metal panel which may be of a corrugated profile, polycarbonate panels, composite decking, exposed wood or metal, welded wire panels. Cladding may be attached with exposed fasteners.

Roof may be of any configuration, material or pitch

2. Street Improvements

N/A

3. Other

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, 2010, as amended.

5. Dumpsters

Dumpster enclosure 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 and shall be placed no closer than 50 feet from all property lines adjacent to neighboring residential zoning district or use.

6. Parking

For residential use a minimum of 1 space per dwelling unit which may be located within a garage or carport. For commercial use -1 parking space per 1,000 sf to be provided on site. Landscape buffer not required for commercial use parking.

A minimum aisle width of 22 feet shall be allowed for maneuvering. No minimum

distance or vehicle barrier required between house and access drive(s)

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. 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

For SPUD application for 1131 NW 5th st okc ok

Full Legal Description:

NEAS ADDITION 025 000 S43.12FT OF LOTS 10 & 11 & W5FT OF S43.12FT LOT 12

