



The City of Oklahoma City  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR SPUD ReZONING

### Simplified Planned Unit Development District

408 NW 30th St.

Project Name

408 NW 30th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

1581

Case No.: SPUD -

File Date: 11/2/23

Ward No.: W2

Nbhd. Assoc.: Jefferson Park HP

School District: OKC

Extg Zoning: R-2

Overlay: HL/UCD

0.5 acres MOL

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*

Signature of Applicant

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

Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

**EXHIBIT A**

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

LOTS ONE (1), TWO (2), AND THREE (3), IN BLOCK TWENTY-FIVE (25) OF JEFFERSON PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.



**WARRANTY DEED**  
**(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **American Dream LLC**, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **SFR-WR LLC, an Oklahoma Limited Liability Company**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

**For Tax Map ID(s):** 046608240

Lots One (1), Two (2) and Three (3), in Block Twenty-five (25), of JEFFERSON PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered this 31<sup>st</sup> day of October, 2023.

American Dream LLC

BY: [Signature]  
Ravinderpal Singh  
Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31<sup>st</sup> day of October, 2023 personally appeared Ravinderpal Singh, Manager of American Dream LLC to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he executed the same as his 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.



[Signature]  
Notary Public in and for the State of OKLAHOMA  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**Mail Deed and Tax Statements To:**

SFR-WR LLC, an Oklahoma Limited Liability Company

6824 N. Robinson  
OKC, OK 73114

**Presented for filing by and return to:**

Chicago Title Oklahoma Co.

210 Park Ave., Suite 210

Oklahoma City, OK 73102

File No.: 710702300564

Title Insurance Commitment, if any, issued by:

Chicago Title Insurance Company

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA     )  
   )     ss.  
 COUNTY OF Oklahoma     )

TO:   THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Rob McLaughlin  
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1.     I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2.     I am a/an authorized signer (role, such as titled officer or trustee) of SFR-WR LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3.     This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4.     The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5.     If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.



OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

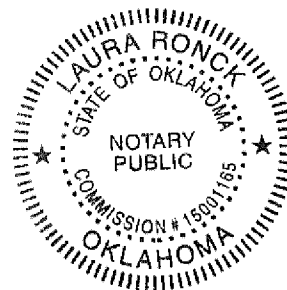
[Signature] 10-31-23  
AFFIANT, individually and as authorized agent of the Entity Date

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2023  
by Rob McLaughlin

[Signature]  
NOTARY PUBLIC


My Commission Expires: 2.3.27

My Commission Number: 15001165



## LETTER OF AUTHORIZATION

Rob McLaughlin, Authorized Signor of SFR-WR, LLC, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 408 NW 30<sup>th</sup> Street, Oklahoma City, OK 73118.

By:   
Rob McLaughlin

Title: Authorized Signer

Date: 10-31-23

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

LOTS ONE (1), TWO (2), AND THREE (3), IN BLOCK TWENTY-FIVE (25) OF JEFFERSON PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated:   October 17, 2023 at 7:30 AM

**First American Title Insurance Company**

By: 

Shelly Duke  
Abstractor License No. 4792  
OAB Certificate of Authority # 0049  
File No. 2841713-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2682	R046608240	AMERICAN DREAM LLC	16307 SONOMA PARK DR STE 7	EDMOND	OK	73013	JEFFERSON PARK ADD	025	000	JEFFERSON PARK ADD 025 000 LOTS 1 THRU 3 (SUBJECT PROPERTY)	408 NW 30TH ST OKLAHOMA CITY
2681	R049160820	GIESE ALI C REV TRUST	3110 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8631	EDGEMERE PARK ADD	003	007	EDGEMERE PARK ADD 003 007	3110 N HARVEY PKWY OKLAHOMA CITY
2681	R049160840	BOGERT BRIAN	3100 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8631	EDGEMERE PARK ADD	003	008	EDGEMERE PARK ADD 003 008	3100 N HARVEY PKWY OKLAHOMA CITY
2681	R049161060	GUILLORY MATTHEW A	3900 ANNUNCIATION ST	NEW ORLEANS	LA	70115- 1321	EDGEMERE PARK ADD	004	000	EDGEMERE PARK ADD 004 000 LOTS 11 THRU 15	0 UNKNOWN OKLAHOMA CITY
2681	R049161120	JACKSON ANTHONY D & ANDREA N	3115 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8651	EDGEMERE PARK ADD	004	000	EDGEMERE PARK ADD 004 000 LOTS 17 & 18	3115 N HARVEY PKWY OKLAHOMA CITY
2681	R049161020	AEFMWF LLC	3114 N HUDSON AVE	OKLAHOMA CITY	OK	73118- 8639	EDGEMERE PARK ADD	004	009	EDGEMERE PARK ADD 004 009	3114 N HUDSON AVE OKLAHOMA CITY
2681	R049161040	OKOJIE ODION TRS, 3110 N HUDSON AVE LAND TRUST	PO BOX 2363	TOLUCA LAKE	CA	91610- 0363	EDGEMERE PARK ADD	004	010	EDGEMERE PARK ADD 004 010	3110 N HUDSON AVE OKLAHOMA CITY
2681	R049161100	HOOK TERRY A & JANN P TRS, HOOK FAMILY REVC LIV TRUST	3101 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8651	EDGEMERE PARK ADD	004	016	EDGEMERE PARK ADD 004 016	3101 N HARVEY PKWY OKLAHOMA CITY
2681	R049161240	CITYCORE LLC	PO BOX 54887	OKLAHOMA CITY	OK	73154- 1887	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 7 THRU 14	3110 N WALKER AVE OKLAHOMA CITY
2681	R049161280	MERE SPACE LLC	3900 ANNUNCIATION ST	NEW ORLEANS	LA	70115	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 15 & 16	401 NW 30TH ST OKLAHOMA CITY
2681	R049161220	BOARD OF EDUCATION	900 N KLEIN	OKLAHOMA CITY	OK	73106	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LTS 1 TO 6 EXEMPT	3200 N WALKER AVE OKLAHOMA CITY
2682	R046607260	HAMPTON BEN, BERGNER MARY KAY	420 NW 29TH ST	OKLAHOMA CITY	OK	73103- 1004	JEFFERSON PARK ADD	020	000	JEFFERSON PARK ADD 020 000 E3FT LOT 19 & W47FT LOT 20	420 NW 29TH ST OKLAHOMA CITY
2682	R046607280	KING GLENN	416 NW 29TH ST	OKLAHOMA CITY	OK	73103- 1004	JEFFERSON PARK ADD	020	000	JEFFERSON PARK ADD 020 000 E3FT LOT 20 & ALL LOT 21	416 NW 29TH ST OKLAHOMA CITY
2682	R046607300	NOECKER DREW WILLIAM, DIDYUK OKSANA	412 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	020	000	JEFFERSON PARK ADD 020 000 LOT 22 & 1/2 VACATED ALLEY ON E&S	412 NW 29TH ST OKLAHOMA CITY
2682	R046606880	SMITH SAGE J & SANDRA A	2921 N HUDSON AVE	OKLAHOMA CITY	OK	73103- 3032	JEFFERSON PARK ADD	020	001	JEFFERSON PARK ADD 020 001	2921 N HUDSON AVE OKLAHOMA CITY
2682	R046606900	TOLLIVER HUNTER, SKINNER KYLE & JANE A	2917 N HUDSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	020	002	JEFFERSON PARK ADD 020 002	2917 N HUDSON AVE OKLAHOMA CITY

2682	R046607240	JENSEN LEA A TRS, JENSEN LEA A	424 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	019	JEFFERSON PARK ADD 020 019 W47FT	424 NW 29TH ST OKLAHOMA CITY
2682	R046607440	OKLAHOMA MENTAL HEALTH COUNCIL, DBA RED ROCK MENTAL HEALTH CTR	4400 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105-5104	JEFFERSON PARK ADD	021	006	JEFFERSON PARK ADD 021 006	320 NW 29TH ST OKLAHOMA CITY
2682	R046607460	SMITH DIANNA D REV LIV TRUST	7315 BRIARNOLL DR	DALLAS	TX	75252-6333	JEFFERSON PARK ADD	021	007	JEFFERSON PARK ADD 021 007	2916 N HUDSON AVE OKLAHOMA CITY
2682	R046608120	SADLER TERRI TRS, SADLER TERRI LIVING TRUST	3017 N HARVEY PKWY	OKLAHOMA CITY	OK	73103-3021	JEFFERSON PARK ADD	024	000	JEFFERSON PARK ADD 024 000 ALL LOT 2 EX BEG NW/C LOT 2 SE ON LINE 95FT SW142FT TH ON ACURVE 16FT TO SW/C TH NELY TO BEG & ALL LOT 3	3017 N HARVEY PKWY OKLAHOMA CITY
2682	R046608100	HOLLOPETER STACEY ANNE & SHAWN	3021 N HARVEY PKWY	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	024	000	JEFFERSON PARK ADD 024 000 PT OF LOT 2 BEG NW/C LOT 2 TH SE ON LINE 95FT SW142FT TH ON A CURVE 16FT TO SW/C TH NELY135FT TO BEG	3021 N HARVEY PKWY OKLAHOMA CITY
2682	R046608080	HENRY GWENDOLYN, HENRY CHRISTIAN M	200 NW 35TH ST	OKLAHOMA CITY	OK	73118-8618	JEFFERSON PARK ADD	024	001	JEFFERSON PARK ADD 024 001	324 NW 30TH ST OKLAHOMA CITY
2682	R046608140	STROMBERG GRETA C	3015 N HARVEY PKWY	OKLAHOMA CITY	OK	73103-3021	JEFFERSON PARK ADD	024	004	JEFFERSON PARK ADD 024 004	3015 N HARVEY PKWY OKLAHOMA CITY
2682	R046608160	ALPHA PRIMO LLC	PO BOX 18895	OKLAHOMA CITY	OK	73154	JEFFERSON PARK ADD	024	005	JEFFERSON PARK ADD 024 005	3007 N HARVEY PKWY OKLAHOMA CITY
2682	R046608180	MOR JEN PROPERTIES LLC, SILVER DAVID MARK & PEGGY ROARK	1234 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625	JEFFERSON PARK ADD	024	006	JEFFERSON PARK ADD 024 006	317 NW 29TH ST OKLAHOMA CITY
2682	R046608200	COUNTRYMAN DEBBIE K	327 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	024	007	JEFFERSON PARK ADD 024 007	327 NW 29TH ST OKLAHOMA CITY
2682	R046608280	BARLOW BLAKE E & ELISHEA H	11312 RED ROCK RD	OKLAHOMA CITY	OK	73120	JEFFERSON PARK ADD	025	004	JEFFERSON PARK ADD 025 004	3011 N HUDSON AVE OKLAHOMA CITY
2682	R046608300	HAGAR MEGAN	3005 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3034	JEFFERSON PARK ADD	025	005	JEFFERSON PARK ADD 025 005	3005 N HUDSON AVE OKLAHOMA CITY
2682	R046608320	KING PEGGY J	3001 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3034	JEFFERSON PARK ADD	025	006	JEFFERSON PARK ADD 025 006	3001 N HUDSON AVE OKLAHOMA CITY
2682	R046608340	ANDERSON STEPHEN M & BETHANY K	5901 NW 42ND ST	WARR ACRES	OK	73122-1003	JEFFERSON PARK ADD	025	007	JEFFERSON PARK ADD 025 007	UNKNOWN OKLAHOMA CITY
2682	R046608360	PLANTS STEPHANIE L	419 NW 29TH ST	OKLAHOMA CITY	OK	73103-1003	JEFFERSON PARK ADD	025	008	JEFFERSON PARK ADD 025 008	419 NW 29TH ST OKLAHOMA CITY
2682	R046608380	KEMPER TRAVIS A	423 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	025	009	JEFFERSON PARK ADD 025 009	423 NW 29TH ST OKLAHOMA CITY
2682	R046608400	H&B INVESTMENTS LLC	18504 ENGLISH OAK LN	EDMOND	OK	73012	JEFFERSON PARK ADD	025	010	JEFFERSON PARK ADD 025 010	425 NW 29TH ST OKLAHOMA CITY

2682	R046608420	POWERS INVESTMENTS LLC	118 NW 1ST ST	MOORE	OK	73160	JEFFERSON PARK ADD	025	011	JEFFERSON PARK ADD 025 011	429 NW 29TH ST OKLAHOMA CITY
2682	R046608440	BURROWS JACQUELINE M	433 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	025	012	JEFFERSON PARK ADD 025 012	433 NW 29TH ST OKLAHOMA CITY
2682	R046608560	COOMBS JOSHUA	432 NW 30TH ST	OKLAHOMA CITY	OK	73118- 8607	JEFFERSON PARK ADD	025	017	JEFFERSON PARK ADD 025 017	432 NW 30TH ST OKLAHOMA CITY
2682	R046608580	DECADE PASEO PROPERTIES LLC	12101 N MACARTHUR STE A401	OKLAHOMA CITY	OK	73162	JEFFERSON PARK ADD	025	018	JEFFERSON PARK ADD 025 018	428 NW 30TH ST OKLAHOMA CITY
2682	R046608600	GORMAN CHAD M	11804 GLEN WESSEX	TAMPA	FL	33626	JEFFERSON PARK ADD	025	019	JEFFERSON PARK ADD 025 019	424 NW 30TH ST OKLAHOMA CITY
2682	R046608620	MATTINGLY MAKAYLA	422 NW 30TH ST	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	025	020	JEFFERSON PARK ADD 025 020	420 NW 30TH ST OKLAHOMA CITY
2682	R046608640	WHITE WILLIAM G JR TRS, WHITE WILLIAM G REV TRUST	3200 N HARVEY PKWY	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	025	021	JEFFERSON PARK ADD 025 021	416 NW 30TH ST OKLAHOMA CITY
2682	R046608660	BAL OK2 LLC	PO BOX 5112	EDMOND	OK	73083- 5112	JEFFERSON PARK ADD	025	022	JEFFERSON PARK ADD 025 022	412 NW 30TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**408 NW 30<sup>th</sup> St.**

**November 1, 2023**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)



## **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

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

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

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

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

8250.3	Community Recreation: Property Owners Association
8250.16	Murals
8200.2	Dwelling Units and Mixed Uses
8200.4	Live/Work Units
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three – and Four- Family Residential
8200.16	Two-Family Residential
8300.1	Administrative and Professional Offices
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.63	Retail Sales and Services: General

\*Use Units 8300.37 and 8300.38 will only be allowed on the first/ground floor.

\*Use Unit 8300.63 is only allowed on the first or second floor as part of a mixed-use building.

**2. Maximum Building Height:**

The maximum building height shall be 40 feet. The base zoning district height regulations when abutting HL and R-2 Districts shall apply along the south property line only.

**3. Maximum Building Size:**

The maximum building size shall be 25,000 square feet.

**4. Maximum Number of Buildings:**

There shall be a maximum of one building within this SPUD.

**5. Density:**

There shall be a maximum of 27 dwelling units within this SPUD.

**6. Building Setback Lines**

West: 0 ft  
East: 5 ft  
South: 15 feet  
North: 5 feet

**7. Sight-proof Screening:**

Sight-proof screening shall not be required. A vegetative screen on the south and west sides of the tracts shall be installed in the form of a fence with living vegetation or a landscaped buffer no less than five feet in width planted with a series of evergreen plantings that will grow to a height of at least six feet and spaced in a manner to provide an impervious visual barrier.

**8. Landscaping:**

The subject parcel shall meet Oklahoma City Landscape requirements with native trees a minimum of 2-inches in caliper and planted on 30-foot centers on the east and north sides of the SPUD. Trees shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements. Existing healthy mature trees that remain on the site may count toward the required tree count. The vegetative screening and tree requirements shall substitute for all other City of Oklahoma City Landscape Ordinance requirements.

**9. Signs:**

**9.1 Freestanding Accessory Signs**

Freestanding signs shall be in accordance with the base zoning district, except that signage for any commercial use shall be in accordance with the C-3 base zoning district.

**9.2 Attached Signs**

Attached signs shall be in accordance with the base zoning district regulations, except that signage for any commercial use shall be in accordance with the C-3 base zoning district.

**9.3 Non-Accessory Signs**

Non-accessory signs shall be prohibited.

**9.4 Electronic Message Display Signs**

Electronic Message Display signs shall be in accordance with the base zoning district regulations.

**10. Access:**

Access will be via a two-way drive that will enter and exit from N. Hudson Avenue. The maximum driveway width shall be 22 feet. The access drive may be gated along N. Hudson Avenue.

**11. Sidewalks:**

A minimum of a five-foot sidewalk shall be constructed on local streets, including the reconstruction of existing 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, 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. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

There shall be a minimum of 20% open space.

**3. Street Improvements:**

N/A.

**4. Covered Patio:**

A covered open air patio space shall be allowed on the ground floor, from the North façade of all buildings in this SPUD up to the North property line.

## **5. Site Lighting and Other Site Standards:**

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.

The site shall comply with Chapter 59, Article XII, Section 59-12300 of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a permitted 12-foot encroachment into the sight triangle.

## **6. Dumpsters:**

Commercial dumpsters may be used within the development. Dumpsters may be located within 5 feet of the south and west SPUD Boundaries. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

## **7. Parking:**

A minimum of one parking space per dwelling unit shall be provided. Street parking will count towards the total parking count for the development. New off-street parking areas are to be located behind the building that fronts NW 30th Street. Parallel parking spaces are subject to review and approval by the Traffic Commission and City Council. Bike racks shall be provided.

## **8. Maintenance:**

The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Amenities include but are not limited to: bicycle storage racks, wood shade pergola (open air), exterior seating including benches and picnic tables, and landscaped community areas. Street furniture located within a public street right-of-way shall be available for use by the public and subject to approval of one or more revocable permits.

## **9. 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

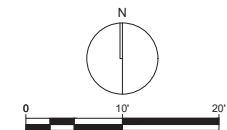
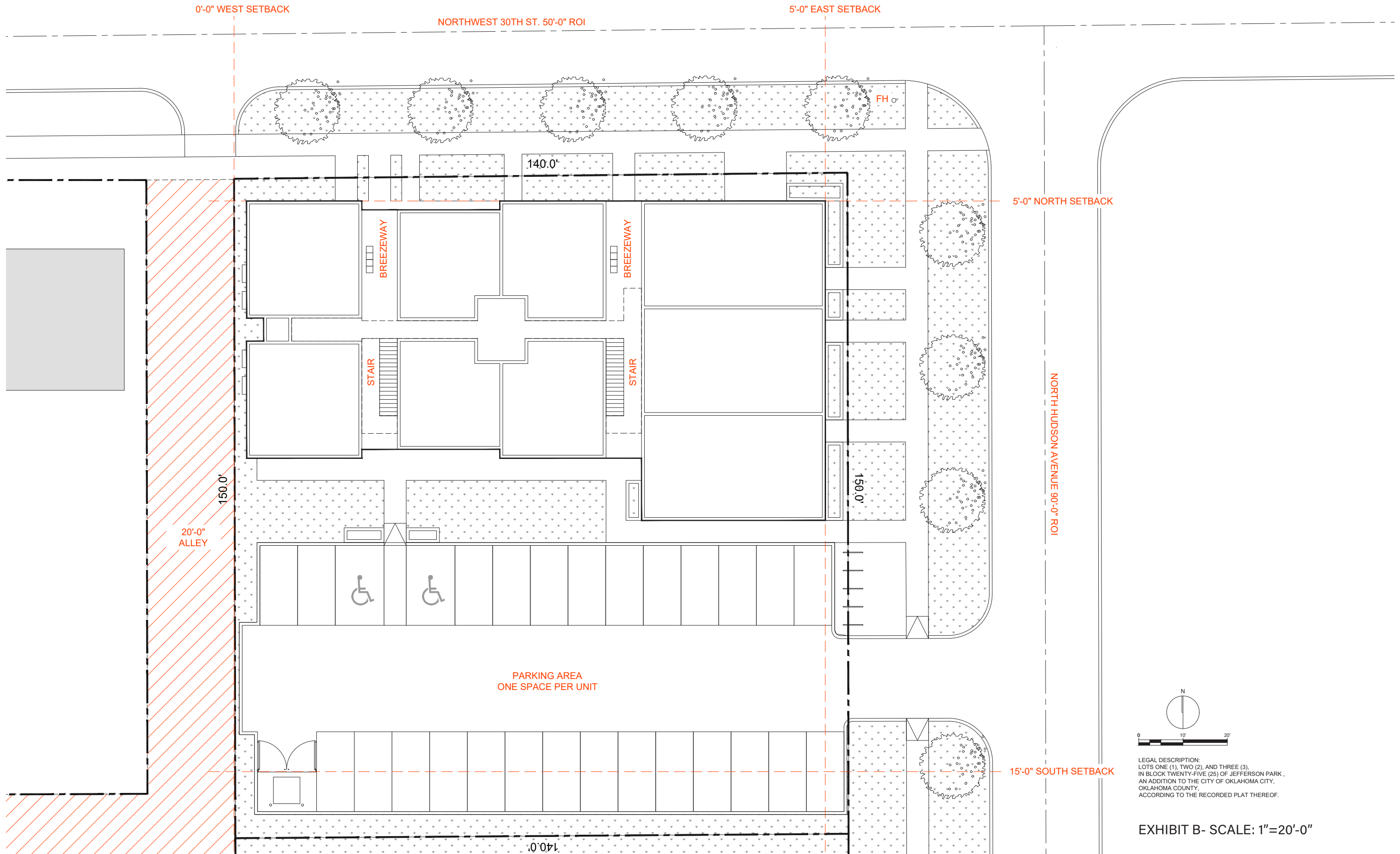
Exhibit B: Conceptual Site Plan Package

**EXHIBIT A**

**LEGAL DESCRIPTION**

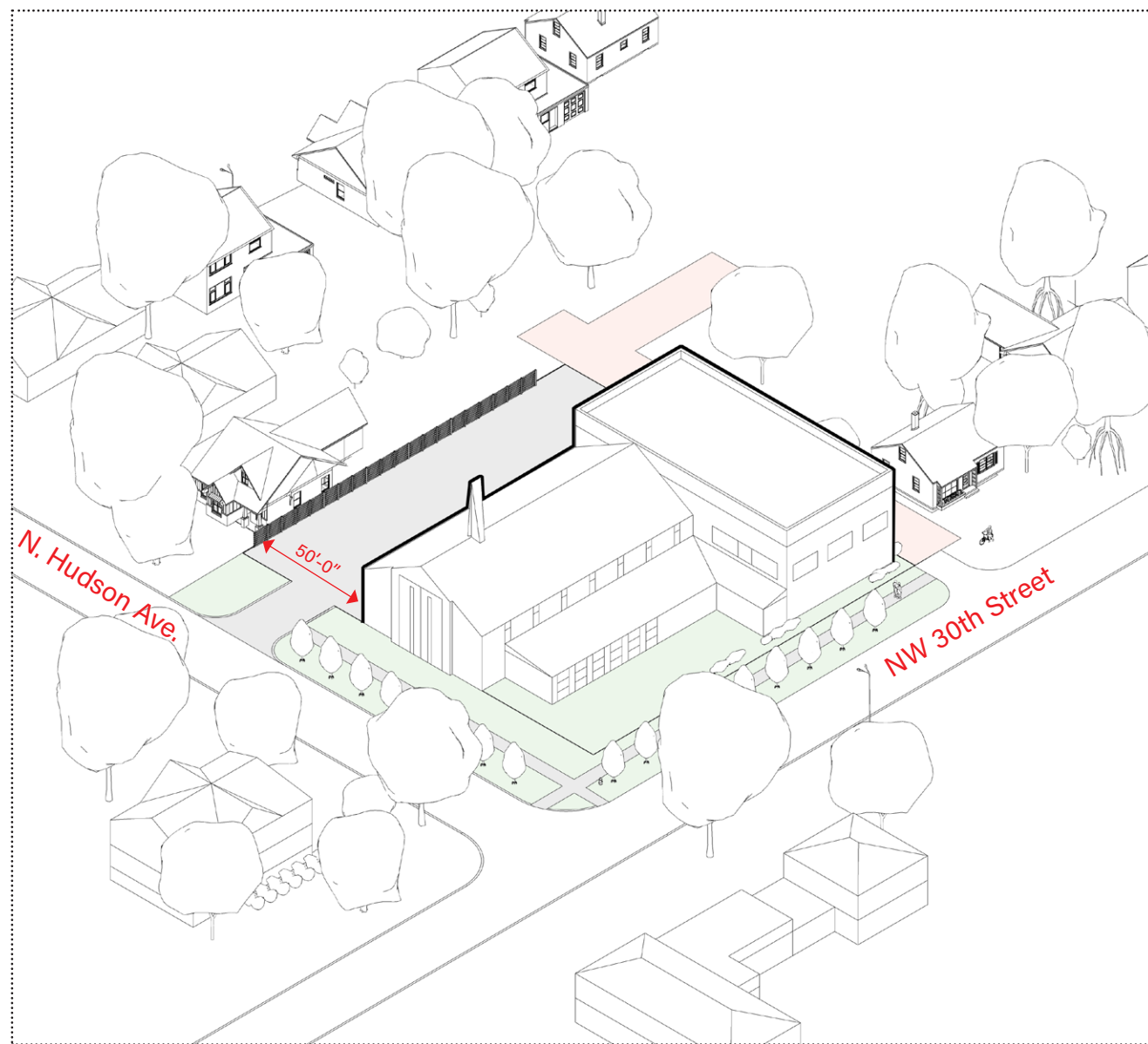
**LEGAL DESCRIPTION:**

LOTS ONE (1), TWO (2), AND THREE (3), IN BLOCK TWENTY-FIVE (25) OF JEFFERSON PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.



LEGAL DESCRIPTION:  
LOTS ONE (1), TWO (2), AND THREE (3),  
IN BLOCK TWENTY-FIVE (25) OF JEFFERSON PARK,  
AN ADDITION TO THE CITY OF OKLAHOMA CITY,  
OKLAHOMA COUNTY,  
ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT B- SCALE: 1"=20'-0"



HISTORIC CHURCH MASSING



NEW MULTI-FAMILY MASSING







