



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
 4220 North Classen Boulevard

Project Name

4220 North Classen Boulevard / Oklahoma City /

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

Rezone Property for Commercial Use / Remodel Existing Building

Summary Purpose Statement / Proposed Development

Staff Use Only:	1642
Case No.: SPUD	_____
File Date:	5-28-24
Ward No.:	W2
Nbhd. Assoc.:	Helm Farm NA
School District:	OKC
Extg Zoning:	O-2
Overlay:	CBO

0.61 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):

AD8, LLC

Name

18832 Visto Drive

Mailing Address

Edmond OK 73012

City, State, Zip Code

405-408-1682

Phone

dawoddawod17@yahoo.com

Email

Robert Elliott

Digitally signed by Robert Elliott
 Date: 2024.05.01 13:42:29 -05'00'

Signature of Applicant

Rob Elliott

Applicant's Name (please print)

900 NW 6th Street

Applicant's Mailing Address

Oklahoma City, OK, 73106

City, State, Zip Code

405-272-0600

Phone

rob@elliottarchitects.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.



WARRANTY DEED

Statutory Form Individual

Know All Men by These Presents:

THAT, Nicholas Meade, Successor Trustee of The Raymond C. Meade Revocable Trust, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto ADB LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots ONE (1) and TWO (2), in Block THIRTY (30), of PUTNAM HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 054855090

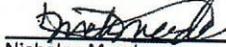
Grantee's Mailing Address: 18832 Visto Dr, Edmond, OK 73012

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its 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. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 27th day of February, 2024

THE RAYMOND C. MEADE REVOCABLE TRUST



Nicholas Meade
Successor Trustee

2400153
Doc Stamps \$ 645.00
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 27th day of February, 2024, personally appeared, Nicholas Meade Successor Trustee of The Raymond C. Meade Revocable Trust, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

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



Amie Witt
Commission Expires: January 18, 2027



RETURN TO:
Oklahoma City Abstract & Title Co.
1001 N.W. 63rd #110
Oklahoma City, OK 73116

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

OAG 2024-2 — NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

State of Oklahoma)
) SS.
County of Oklahoma)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Dawod Salah Dawod (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager Member (role, such as titled officer or trustee) of AD8, 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 grantee(s), trustee(s) 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.

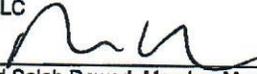
UNRECORDED

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.

AD8 LLC



Dawod Salah Dawod, Member Manager

2/27/24

Date

The foregoing instrument was subscribed and sworn to before me this 27th day of February, 2024, by Dawod Salah Dawod, Dawod Salah Dawod Member Member of AD8 LLC

NOTARY PUBLIC: Arrie Witt

My Commission Expires: January 18, 2027

My Commission Number: _____



UNOFFICIAL

4220 NORTH CLASSEN BOULEVARD
OKLAHOMA CITY, OK 73118

LEGAL DESCRIPTION :

LOTS ONE (1) AND TWO (2) , IN BLOCK THIRTY (30),
OF PUTNAM HEIGHTS ADDITION TO OKLAHOMA CITY,
OKLAHOMA COUNTY,
OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.

LETTER OF AUTHORIZATION

I, the undersigned, as Owner of the property which is the subject of the Planning Commission application of which this letter of authorization is part, the legal description of which is contained therein, hereby authorize Elliott Architects, Inc. to appear on behalf of AD8, LLC in connection with the Application affecting said property.

By : Dawod Dawod



Title : Manager

Date : March 12, 2024

LEGAL DESCRIPTION :

4220 North Classen Boulevard, Oklahoma City, Ok 73118
Lots 1 and 2, Block 30, Putnam Heights Addition
0.61 Acres
Oklahoma County;
Oklahoma.

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R054855090** 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.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

County Assessor's Office
Oklahoma County Assessor's
Larry Stein



Ownership Radius Report

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 soft radius report
filed in the office of the County Assessor
on the 1st day of May, 2024

Given under my hand and official seal this
1st day of May, 2024
County Assessor

K Strafer Deputy

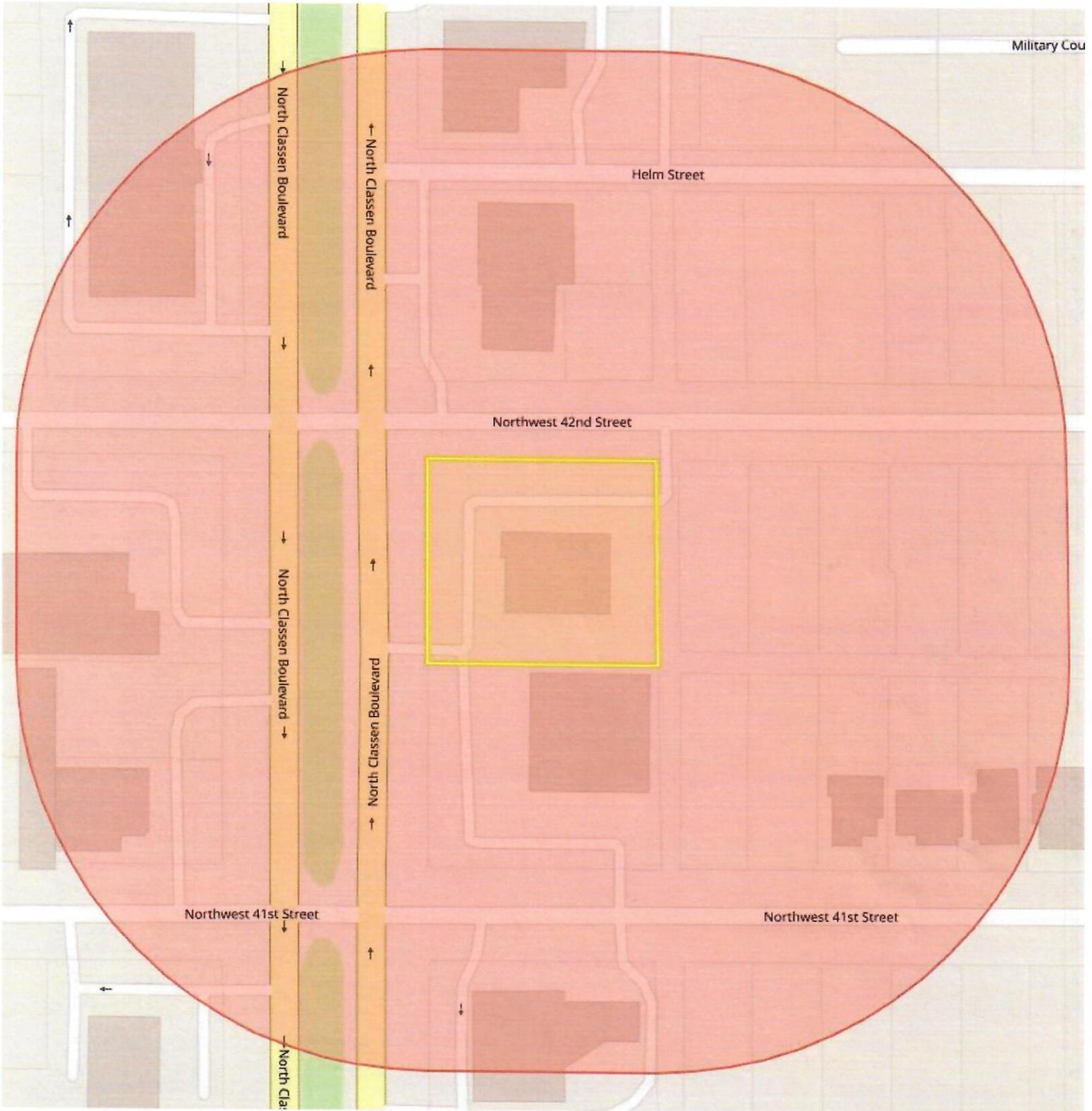
This Official Report is for Account Number 885-1823298 and is a 300-foot
radius report. If the minimum number of different owners was not reached from the radius
extended by the first factored with the required number of different owners
distance has been met. This report does not constitute a legal description of
property and ownership can be obtained from the official records of the
County Assessor's Office.
If you need a digital reproduction of this report, please call the County Assessor's Office.
The Official Certified Radius Report is available for purchase.

Oklahoma County Assessor's
300ft Radius Report
5/1/2024

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R054855823	NGUYEN TUAN A		4115 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	034	000	PUTNAM HEIGHTS ADD 034 000 E125FT OF LOT 1 PLUS BEG AT THE NE/C LOT 2 TH S31.5FT W185FT N31.5FT E185FT TO BEG	4115 N CLASSEN BLVD OKLAHOMA CITY
R054855274	ROBINSON JAMES BYRON		1222 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	031	000	PUTNAM HEIGHTS ADD 031 000 LOTS 5 & 6	1222 NW 41ST ST OKLAHOMA CITY
R054855247	NATIONSBANK CORP BANK OF AMERICA	C/O CORP REAL EST ASMTS NC1-001-03-81	PO BOX 32547	CHARLOTTE	NC	28232	PUTNAM HEIGHTS ADD	031	000	PUTNAM HEIGHTS ADD 031 000 LOTS 1 & 2	4114 N CLASSEN BLVD OKLAHOMA CITY
R054855283	MEIXNER BETTY J TRS	MEIXNER BETTY J REV TRUST	1220 NW 41ST ST	OKLAHOMA CITY	OK	73118-5447	PUTNAM HEIGHTS ADD	031	000	PUTNAM HEIGHTS ADD 031 000 LOTS 7 & 8	1220 NW 41ST ST OKLAHOMA CITY
R054855292	SHARP ROYCE	PATE MARTHA W	1218 NW 41ST ST	OKLAHOMA CITY	OK	73118-5447	PUTNAM HEIGHTS ADD	031	000	PUTNAM HEIGHTS ADD 031 000 LOTS 9 & 10	1218 NW 41ST ST OKLAHOMA CITY
R054855301	WALKER FREEMAN G & NICOLE O	WALKER VERONIQUE G	1212 NW 41ST ST	OKLAHOMA CITY	OK	73118-5447	PUTNAM HEIGHTS ADD	031	000	PUTNAM HEIGHTS ADD 031 000 LOTS 11 & 12	1212 NW 41ST ST OKLAHOMA CITY
R054856084	OKLAHOMA UNITED METHODIST	FOUNDATION INC	4201 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-2400	PUTNAM HEIGHTS ADD	035	004	PUTNAM HEIGHTS ADD 035 004	4201 N CLASSEN BLVD OKLAHOMA CITY
R054855193	GATEWOOD KEVIN		1205 NW 41ST ST	OKLAHOMA CITY	OK	73118-5446	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 21 & 22	1205 NW 41ST ST OKLAHOMA CITY
R054855202	HUSKA LORI A		1209 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 23 & 24	1209 NW 41ST ST OKLAHOMA CITY
R054855211	MATTHEWS EMILY & DIRK		1213 NW 41ST ST	OKLAHOMA CITY	OK	73118-5446	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 25 & 26	1213 NW 41ST ST OKLAHOMA CITY
R054855220	FISHHOOK CONSTRUCTION LLC		11032 QUAIL CREEK RD, Unit 108	OKLAHOMA CITY	OK	73120	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 27 & 28	1215 NW 41ST ST OKLAHOMA CITY
R054855229	CUNNINGHAM RYAN		1221 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 29 & 30	1221 NW 41ST ST OKLAHOMA CITY
R054855238	BRAND ABBY L		1225 NW 41ST ST	OKLAHOMA CITY	OK	73118-5446	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 31 & 32	1225 NW 41ST ST OKLAHOMA CITY
R054856066	OKLAHOMA UNITED METHODIST	FOUNDATION INC	4201 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106	PUTNAM HEIGHTS ADD	035	003	PUTNAM HEIGHTS ADD 035 003	4207 N CLASSEN BLVD OKLAHOMA CITY
R054855095	MARIPOSA PROPERTIES LLC		1801 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-3446	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 3 & 4	4214 N CLASSEN BLVD OKLAHOMA CITY
R054855090	AD8 LLC		18832 VISTO DR	EDMOND	OK	73012	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 ALL LOTS 1 & 2	4220 N CLASSEN BLVD OKLAHOMA CITY
R054855121	MASHBURN AYL TRS	MASHBURN AYL REV TRUST	1224 NW 42ND ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 5 & 6	1224 NW 42ND ST OKLAHOMA CITY
R054855130	INDENPENDENT RENTALS INC		4900 N PORTLAND AVE, Unit 111	OKLAHOMA CITY	OK	73112	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 7 & 8	1220 NW 42ND ST OKLAHOMA CITY
R054855139	TOLIVER JOE T		1216 NW 42ND ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 9 & 10 & W5FT OF S60FT OF LOT 11	1216 NW 42ND ST OKLAHOMA CITY
R054855148	REAL LIFE PROPERTIES LLC		12809 SUTTON HILL RD	OKLAHOMA CITY	OK	73142-6062	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 N80FT OF W5FT & E20FT LOT 11 ALL LOT 12	1212 NW 42ND ST OKLAHOMA CITY
R054855157	HAMM ABIGAIL	HAMM DEBORAH	1208 NW 42ND ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 13 & 14	1208 NW 42ND ST OKLAHOMA CITY
R054855166	GARRETT MAPLES HOMES LLC		12024 E DRAPER AVE	CHOCTAW	OK	73020	PUTNAM HEIGHTS ADD	030	000	PUTNAM HEIGHTS ADD 030 000 LOTS 15 & 16	1204 NW 42ND ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
5/1/2024

R054856048	MCFARLAND REAL ESTATE LLC		612 NW 144TH ST	EDMOND	OK	73013	PUTNAM HEIGHTS ADD	035	000	PUTNAM HEIGHTS ADD 035 000 LOTS 1 & 2	4215 N CLASSEN BLVD OKLAHOMA CITY
R055854980	GLEN D NICKELBERRY FAMILY LP		4300 BUTLER PL	OKLAHOMA CITY	OK	73118-5030	BUTLERS SECOND SUB	001	003	BUTLERS SECOND SUB 001 003	4300 BUTLER PL OKLAHOMA CITY
R054855015	HOYT JAMES W & MARY	COUCH DRIVE ASSOCIATES LTD	4300 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-5032	PUTNAM HEIGHTS ADD	029	002	PUTNAM HEIGHTS ADD 029 002 E80FT	1229 NW 42ND ST OKLAHOMA CITY
R054855013	HOYT JAMES W & MARY	COUCH DRIVE ASSOCIATES LTD	4300 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-5032	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD 029 000 ALL LOT 1 & W100FT LOT 2	4300 N CLASSEN BLVD OKLAHOMA CITY
R054855022	BLACKBIRD PROPERTIES LLC		4100 TIMBER VALLEY DR	MOORE	OK	73165	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD 029 000 LOTS 3 & 4	1225 NW 42ND ST OKLAHOMA CITY
R054855031	U R HOME LLC		3341 NW 170TH CT	EDMOND	OK	73012	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD 029 000 LOTS 5 & 6	1221 NW 42ND ST OKLAHOMA CITY
R054855040	BRENNEN JOSEPH J & LINDA C		1217 NW 42ND ST	OKLAHOMA CITY	OK	73118-5403	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD 029 000 LOTS 7 & 8	1217 NW 42ND ST OKLAHOMA CITY
R054855049	JARRED D SMITH LLC		PO BOX 18938	OKLAHOMA CITY	OK	73154	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD BEG 160FT W NE/C LOT 9 BLK 029 THS140.48FT W40FT N140.40FT E40FT TO BEG CONT .12 AC MORE OR LESS	1211 NW 42ND ST OKLAHOMA CITY
R054855058	JARRED D SMITH LLC		PO BOX 18938	OKLAHOMA CITY	OK	73154	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD BEG 120FT W NE/C LOT 16 BLK 029 TH S140.56FT W40FT N140.48FT E40FT TO BEG CONT .1290 AC MORE OR LESS	1209 NW 42ND ST OKLAHOMA CITY
R054855067	JARRED D SMITH LLC		PO BOX 18938	OKLAHOMA CITY	OK	73154	PUTNAM HEIGHTS ADD	029	000	PUTNAM HEIGHTS ADD BEG 80FT W NE/C LOT 16 BLK 029 TH S140.64FT W40FT N140.56FT E40FT TO BEG CONT .1291 AC MORE OR LESS	1207 NW 42ND ST OKLAHOMA CITY
R056651340	WICKLINE SALES COMPANY		1225 HELM ST	OKLAHOMA CITY	OK	73118-5409	SHAWS HTS SUB DIV	009	000	SHAWS HTS SUB DIV 009 000 S 1/2 OF LOTS 32 THRU 35	1225 HELM ST OKLAHOMA CITY
R056651365	CREEL KEVIN R	RINEARSON KEITH O	6116 COLONY LN	OKLAHOMA CITY	OK	73112-7397	SHAWS HTS SUB DIV	009	000	SHAWS HTS SUB DIV 009 000 S72.1FT OF LOTS 36 THRU 38 & S72.1FT OF W1FT OF LOT 39	1216 MILITARY CT OKLAHOMA CITY
R057851800	NEWVIEW OKLAHOMA INC		501 N DOUGLAS AVE	OKLAHOMA CITY	OK	73106-5007	BUTLERS SUB ADDITION	001	000	BUTLERS SUB ADDITION 001 000 S21.50FT OF LOT 4 & ALL LOTS 5 & 6 & LOTS 1 & 2 BLK 1 BUTLERS 2ND PLUS VAC 42ND ST BETWEEN SD LOTS	4301 N CLASSEN BLVD OKLAHOMA CITY
R056651310	KP HOLDINGS LLC		5201 N SHARTEL AVE	OKLAHOMA CITY	OK	73118	SHAWS HTS SUB DIV	009	000	SHAWS HTS SUB DIV 009 000 LOTS 24 THRU 31 & N2 LOTS 32 THRU 35	4312 N CLASSEN BLVD OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-
4220 NORTH CLASSEN
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

ELLIOTT ARCHITECTS !
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.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 regulations of the **C-1, Neighborhood Commercial and Classen Boulevard Overlay District (CBO)** (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:

8300.1 Administrative and Professional Offices

8300.52 Medical Services : General

8300.53 Medical Services : Restricted

8300.59 Personal Services : Restricted

8300.63 Retail Sales and Service : General

8350.3 : Custom Manufacturing

2. **Maximum Building Height:** Per C-1 Neighborhood Commercial District regulations, and in accordance with the base zoning district and all applicable guidelines and regulations of the Classen Boulevard Overlay District (CBO).
3. **Maximum Building Size:** Per C-1 Neighborhood Commercial District regulations, and all applicable guidelines and regulations of the Classen Boulevard Overlay District (CBO).
4. **Maximum Number of Buildings:** : Per C-1 Neighborhood Commercial District regulations, and all applicable guidelines and regulations of the Classen Boulevard Overlay District (CBO).

5. **Building Setback Lines**

Front Yard: Twenty-five Feet or the existing Building Setback Line
Rear Yard: Ten Feet where abutting a Residential District
Side Yard: Five feet where abutting a Residential District
Corner Side Yard: Twenty-five Feet or the existing Building Setback Line

6. **Sight-proof Screening:** Sight-proof Screen Fence is required where the property is adjacent to residentially zoned property or use. No less than a six-foot and no greater than a eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood or any combination thereof and shall be solid and opaque.
7. **Landscaping:** Landscaping 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 :** Free-Standing Accessory signs for non-residential uses shall be a maximum of one (1) ground monument sign. The maximum size being eight (8) feet in height and two hundred (200) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

8.2 Attached signs : Attached signs for non-residential uses shall meet all requirements of the City of Oklahoma City's Sign Ordinance in place at the time of development.

8.3 Non-Accessory Signs : None allowed.

8.4 Electronic Message Display signs : None allowed.

9. Access: One (1) access drive from Classen Boulevard will be allowed, and one access drive from Northwest 43rd Street will be allowed.

10. Sidewalks : Five-foot sidewalks shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture: Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry or decorative concrete masonry units, and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; composition shingle roof shall be allowed with a minimum 6:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment, in accordance with the regulations of the Classen Boulevard Overlay District (CBO). Existing buildings may remain as constructed, and if re-modeled, shall conform to the new architecture regulations.

2. Open Space: NA

3. Street Improvements: Street improvements shall be in accordance with the requirements of the Public Works Department.

4. Site Lighting: The site lighting in this SPUD for the office development and the high density residential shall be in accordance with Chapter 59, Article XII, section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended, and the regulations of the Gatewood Urban Conservation Overlay District (UCD).

- 5. Dumpsters:** All Dumpsters shall be a minimum of 50 feet from any residential zone or use and/or on the east side of the proposed SPUD. Sight-proof trash enclosure shall be constructed to conceal dumpsters from view. Roll-off dumpsters shall be permitted during construction. Mobile polycarts may be used for trash collection and disposal.

- 6. Parking:** The minimum number of off-street parking spaces shall be twenty (20) spaces. All off-street parking provided shall meet all requirements of the City of Oklahoma City's Parking Ordinance in place at the time of development. The site shall have provision for bicycle parking.

- 7. Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.

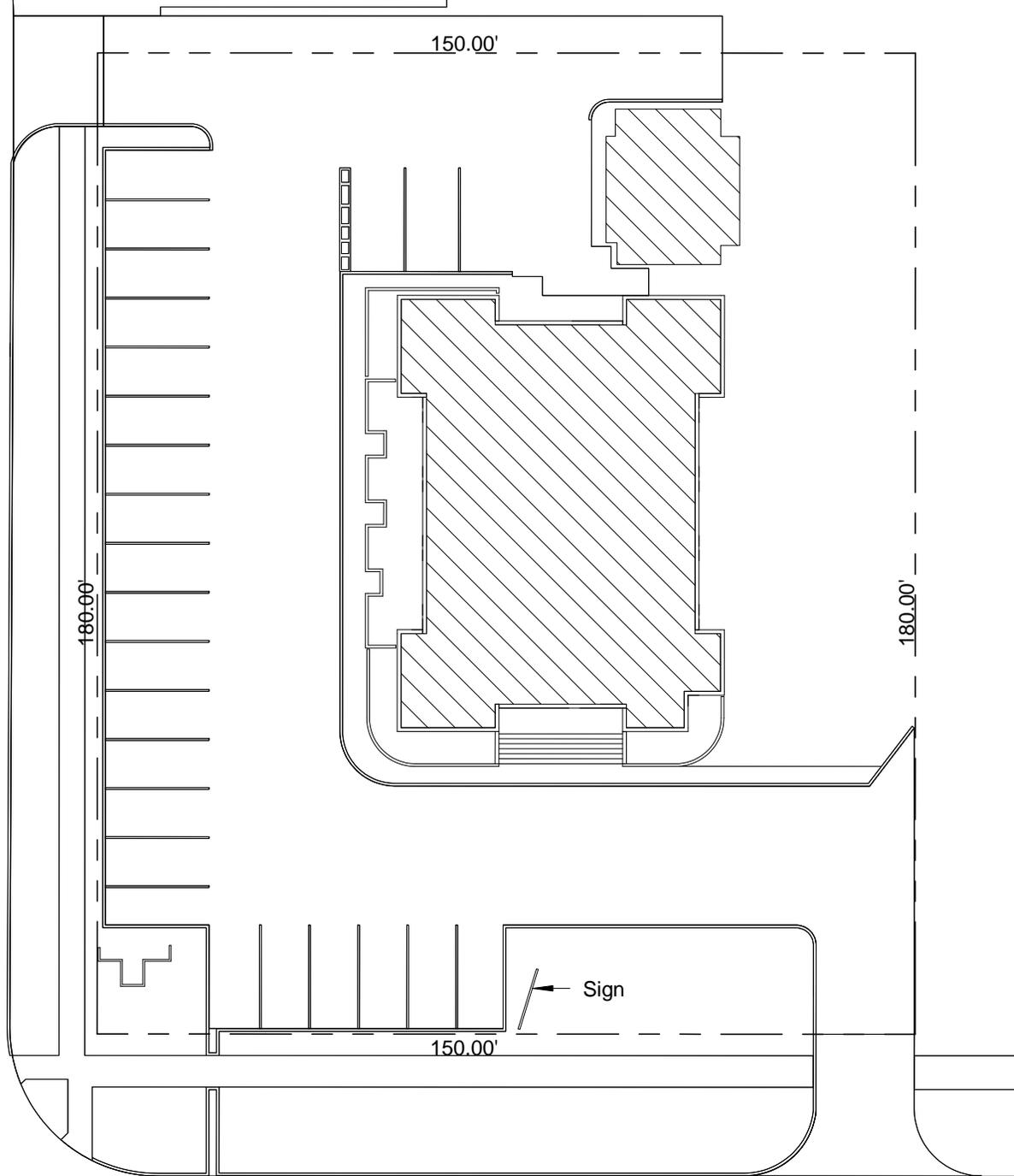
- 8. Drainage:** Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances.

III. Supporting Documents

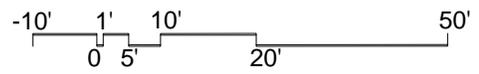
Exhibit A: Legal Description

Exhibit B: Site Plan

Northwest 42nd Street



North Bound



North Classen Blvd



1 SITE
1" = 30'-0"

4220 North Classen Boulevard

SITE PLAN

22408
05/01/2024

A1