



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  
Querencia

Project Name

112 NW 15th Street

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	SPUD-1568
Case No.: SPUD -	
File Date:	9-14-23
Ward No.:	W6
Nbhd. Assoc.:	HERITAGE HILLS EAST UCD
School District:	OKC
Extg Zoning:	R-4
Overlay:	UCD/HL

.21 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):

Pecos Bill LLC

Name

9022 San Leandro Dr.

Mailing Address

Dallas, TX 75218


City, State, Zip Code

214-240-0049

Phone

scott.kaserman@gmail.com

Email

  
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

dmbox@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**

**Lots Sixteen (16) and Seventeen (17), in Block Three (3), of FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof.**



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

KNOW ALL MEN BY THESE PRESENTS:

THAT 14th Street Developers, LLC, an Oklahoma limited liability company 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

**Pecos Bill 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): 042924000**

Lots Sixteen (16) and Seventeen (17), in Block Three (3), of FAY'S ADDITION to 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 August 14, 2023.

14th Street Developers, LLC, an Oklahoma limited liability company

BY: [Signature]  
Richard Labarthe, 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 10 day of August, 2023 personally appeared Richard Labarthe, Manager of 14th Street Developers, LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he/she executed the same as his/her 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 \_\_\_\_\_  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**Mail Deed and Tax Statements To:**  
Pecos Bill LLC  
1832 Drakestone Ave  
Nichols Hills, OK 73120

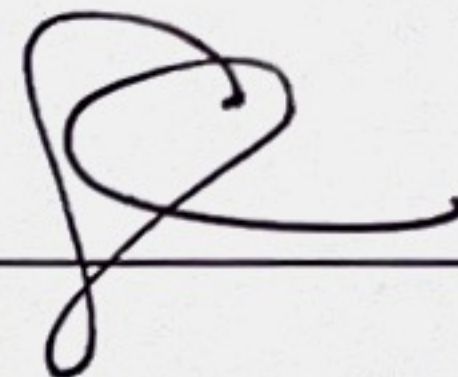
**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 714052301072  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company



## LETTER OF AUTHORIZATION

Pecos Bill LLC, (the property owner of record) or (an agent of the property owner of record) authorizes 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 \_\_\_\_

112 NW 15<sup>th</sup>.

By:  SCOTT KASERMAN

Title: OWNER / PRESIDENT

Date: 9-5-23



**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:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), 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: September 7, 2023 at 7:30 AM

**First American Title Insurance Company**

By: Steven Jakowski  
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2833715-OK99

OWNERSHIP REPORT  
ORDER 2833715-OK99

DATE PREPARED: SEPTEMBER 12, 2023  
EFFECTIVE DATE: SEPTEMBER 7, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2710	R042924000	PECOS BILL LLC		1832 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 16 & 17 (SUBJECT PROPERTY)	112 NW 15TH ST OKLAHOMA CITY
2710	R042926500	ST LUKES UNITED METHODIST CHURCH INC		1501 NW 24TH ST	OKLAHOMA CITY	OK	73106	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 30 & 31	1500 N ROBINSON AVE OKLAHOMA CITY
2710	R042927000	ST LUKES UNITED METHODIST CHURCH INC		1501 NW 24TH ST	OKLAHOMA CITY	OK	73106	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 32 & 33	0 UNKNOWN OKLAHOMA CITY
2710	R042927900	LAUD STUDIO LLC		PO BOX 378	OKLAHOMA CITY	OK	73101	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 34 & 35	UNKNOWN
2710	R042928000	WINNITH PROPERTIES LLC		11901 STONEHEDGE AVE	OKLAHOMA CITY	OK	73170	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 36 & 37	115 NW 14TH ST OKLAHOMA CITY
2710	R042928500	14TH STREET DEVELOPERS LLC		820 NE 63RD ST LOWER E	OKLAHOMA CITY	OK	73105	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 38 & 39	111 NW 14TH ST OKLAHOMA CITY
2710	R042929520	14TH STREET DEVELOPERS LLC		820 NE 63RD ST LOWER E	OKLAHOMA CITY	OK	73105	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 40 THRU 43	107 NW 14TH ST OKLAHOMA CITY
2710	R042926000	JB DESIGN LLC		3309 QUAIL CREEK RD	OKLAHOMA CITY	OK	73120	FAYS ADDITION	000	000	FAYS ADDITION 000 000 PT OF LOTS 27 & 28 ALL LOT 29 BEG 8FT N OF SW/C LOT 27 E104FT S12.3FT TH E36FT TO A PT 7 1/2FT S OF NE/C LOT 28 S TO SE/C LOT 29 TH W TO SW/C TH N TO BEG	1508 N ROBINSON AVE OKLAHOMA CITY
2710	R042921500	CORSAIR CATTLE CO		PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 3 THRU 12	1501 N BROADWAY AVE OKLAHOMA CITY

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2710	R042925975	WB HOLDINGS LLC		4 NE 10TH ST STE 424	OKLAHOMA CITY	OK	73104	FAYS ADDITION	000	000	FAYS ADDITION 000 000 PT OF LOTS 25 THRU 28 BEG 5FT S OF NW/C LOT 25 TH E140FT S77.5FT W36FT N12.3FT WLY104FT N62FT TO BEG	1518 N ROBINSON AVE OKLAHOMA CITY
2710	R042925000	CANDOR HOMES LLC		13230 PAWNEE DR STE 300	OKLAHOMA CITY	OK	73114	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 20 21 & 22	124 NW 15TH ST OKLAHOMA CITY
2710	R042924500	MKJ PROPERTIES LLC	RACE PROPERTIES LLC	PO BOX 18804	OKLAHOMA CITY	OK	73154	FAYS ADDITION	000	000	FAYS ADDITION 000 000 LOTS 18 & 19	116 NW 15TH ST OKLAHOMA CITY
2710	R042923000	QWAK REAL ESTATE I LLC		701 NW 14TH ST	OKLAHOMA CITY	OK	73103	FAYS ADDITION	000	000	FAYS ADDITION 000 000 W57.5FT LOTS 13 THRU 15	108 NW 15TH ST OKLAHOMA CITY
2710	R042923500	TONER REFILL INC		1525 N BROADWAY AVE	OKLAHOMA CITY	OK	73103- 4609	FAYS ADDITION	000	000	FAYS ADDITION 000 000 E82.5FT LOTS 13 THRU 15	1525 N BROADWAY AVE OKLAHOMA CITY
2710	R042602200	DOLESE BROS CO		PO BOX 677	OKLAHOMA CITY	OK	73101- 0677	NORTH BROADWAY ADD	001	000	NORTH BROADWAY ADD 001 000 LOTS 23 THRU 26 PLUS W 1/2 OF VAC ALLEY ADJ ON E PLUS N 1/2OF NW 15TH ST VAC ADJ ON S	0 UNKNOWN OKLAHOMA CITY
2710	R042604600	DOLESE BROS CO		PO BOX 677	OKLAHOMA CITY	OK	73101- 0677	NORTH BROADWAY ADD	002	000	NORTH BROADWAY ADD 002 000 LOTS 24 25 & 26 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
2710	R042604400	DOLESE BROS CO		PO BOX 677	OKLAHOMA CITY	OK	73101- 0677	NORTH BROADWAY ADD	002	000	NORTH BROADWAY ADD 002 000 S 1/2 OF LOT 21 & ALL LOTS 22 & 23 PLUS W 1/2 VAC ALLEY ADJON E	0 UNKNOWN OKLAHOMA CITY
2710	R042604200	DOLESE BROS CO		PO BOX 677	OKLAHOMA CITY	OK	73101- 0677	NORTH BROADWAY ADD	002	000	NORTH BROADWAY ADD 002 000 LOTS 19 & 20 & N 1/2 OF LOT 21 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
2710	R042604000	DOLESE BROS CO		PO BOX 677	OKLAHOMA CITY	OK	73101- 0677	NORTH BROADWAY ADD	002	000	NORTH BROADWAY ADD 002 000 S21FT LOT 17 & ALL LOT 18 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY

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2710	R042603800	DOLESE BROS CO		PO BOX 677	OKLAHOMA CITY	OK	73101- 0677	NORTH BROADWAY ADD	002	000	NORTH BROADWAY ADD 002 000 LOTS 13 14 15 & 16 & N4FT LOT 17 PLUS W 1/2 OF VAC ALLEY ADJ ON E PLUS S 1/2 OF VAC NW 15TH ST ADJ ON N	0 UNKNOWN OKLAHOMA CITY
2710	R043084000	DOWNTOWN OKC PROPERTIES LLC		PO BOX 4730	EDWARDS	CO	81632- 4730	OVERHOLSER & AVEY	000	000	OVERHOLSER & AVEY 000 000 LOTS 17 THRU 22 EX N45FT LOTS 3 THRU 12 & LOTS 23 THRU 26 & N14FT LOTS 13 & 27 & PT VAC ALLEYS & PT SE4 SEC 28 12N 3W BEG 190FT W & 45FT S OF INTERSECTION OF N LINE SEC 28 & CTR LINE BROADWAY S269FT W70FT N269FT E70FT TO BEG PLUS E2FT VAC ROBINSON ADJ ON W	1600 N ROBINSON AVE OKLAHOMA CITY
2710	R042768100	THE HUB AT MIDTOWN LLC		820 NE 63RD ST STE LOWER E	OKLAHOMA CITY	OK	73105- 6444	SCOTTS ADDITION	000	000	SCOTTS ADDITION BLK 000 LOT 000 E60FT OF LOTS 23 THRU 27 EX N20FT OF LOT 23 & ALL OF LOTS 28 & 29 EX W10FT & LOTS 30 THRU 37 & 20FT ALLEY ADJ LOTS ON E	1400 N ROBINSON AVE OKLAHOMA CITY
2710	R042760460	THE HUB AT MIDTOWN LLC	ATTN RICHARD C LABARTHE	820 NE 63RD ST SUITE LOWER E	OKLAHOMA CITY	OK	73105- 6431	SCOTTS ADDITION	000	000	SCOTTS ADDITION 000 000 LOTS 16 THRU 22 PLUS W 1/2 OF ALLEY ADJ ON E & N 1/2 OF ALLEY ADJ ON S	0 UNKNOWN OKLAHOMA CITY
2710	R042763600	THE HUB AT MIDTOWN LLC	ATTN RICHARD C LABARTHE	6303 N PORTLAND, Unit 210	OKLAHOMA CITY	OK	73112	SCOTTS ADDITION	000	000	SCOTTS ADDITION BLK 000 LOT 000 LOTS 7 & 8 & 20FT VAC ALLEY ADJ ON W PLUS LOTS 9 THRU 14 & S5FT OF LOT 15 & E/2 OF VAC ALLEY ADJ ON W	0 UNKNOWN OKLAHOMA CITY
2710	R200801000	FISCHER ALVIN KENT		1520 N ROBINSON AVE	OKLAHOMA CITY	OK	73103- 4632	SOROSIS CLUB CONDO	000	000	SOROSIS CLUB CONDO 000 000 UNIT 1520	1520 N ROBINSON AVE OKLAHOMA CITY



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2710	R200802000	MILLER WILLIAM T & G PEGGY		140 NW 15TH ST	OKLAHOMA CITY	OK	73103- 4608	SOROSIS CLUB CONDO	000	000	SOROSIS CLUB CONDO 000 000 UNIT 140	140 NW 15TH ST
2710	R200803000	J ADELAIDE LLC		721 NW 15TH ST	OKLAHOMA CITY	OK	73103- 2105	SOROSIS CLUB CONDO	000	000	SOROSIS CLUB CONDO 000 000 UNIT 142	142 NW 15TH ST
2710	R133461300	DOWNTOWN OKC PROPERTIES LLC		4 NE 10TH ST UNIT 473	OKLAHOMA CITY	OK	73104- 1402	UNPLTD PT SEC 28 12N 3W	000	000	UNPLTD PT SEC 28 12N 3W 000 000 PT OF SE4 SEC 28 12N 3W BEG 400FT S OF E LINE ROBINSON AV & N LINE SEC 28 TH E300FT N100FT E70FT S150FT W370FT N50FT TO BEG PLUS S11FT OF LOTS 13 & 27 AND LOTS 14 THRU	125 NW 15TH ST OKLAHOMA CITY
2710	R133466500	CORSAIR CATTLE CO		PO BOX 2286	OKLAHOMA CITY	OK	73101- 2286	UNPLTD PT SEC 28 12N 3W	000	000	UNPLTD PT SEC 28 12N 3W 000 000 PT NE4 OF SE4 OF SEC 28 12N 3W DES AS BEG AT A PT 60FT W OF SW/C OF LOT 13 WEAVERS ADD TH N301.5FT TO PT 168.5FT S OF HALF SEC LINE SD PT THE SW/C OF STOUT TRACT TH E60FT TO W LINE OF WEAVERS ADD S TO A PT ON W LINE 160FT N OF SW/C LOT 13 TH W50FT S160FT W10FT TO BEG PLUS S5FT OF LOT 8 & N6FT OF LOT 9 IN WEAVERS ADDN	UNKNOWN OKLAHOMA CITY
2710	R043247000	J LOU PROPERTIES LLC		1 NE 7TH ST	OKLAHOMA CITY	OK	73104- 4610	WEAVERS ADDITION	000	000	WEAVERS ADDITION 000 000 W105FT OF LOTS 11 & 12 PLUS A TR 5FT N&S ADJ LOT 12 ON S & N120FT OF LOTS 13 THRU 16 & W5FT OF N120FT OF LOT 17 & PT SE4 SEC 28 12N 3W BEG N LINE OF 15TH ST & W BOUNDARY LINE	1611 N BROADWAY OKLAHOMA CITY

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2710	R043246000	HERITAGE HILLS APARTMENTS INC		PO BOX 2286	OKLAHOMA CITY	OK	73101- 2286	WEAVERS ADDITION	000	000	WEAVERS ADDITION 000 000 S19FT OF LOT 9 & ALL LOT 10	1615 N BROADWAY OKLAHOMA CITY
2710	R043245000	CORSAIR CATTLE CO		PO BOX 2286	OKLAHOMA CITY	OK	73101- 2286	WEAVERS ADDITION	000	000	WEAVERS ADDITION 000 000 N4FT OF LOT 7 & N20FT LOT 8	N BROADWAY OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**Querencia**

**September 14, 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
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of four (4) town homes]
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

2. **Maximum Building Height:**

There shall be a maximum of two (2) stories within this SPUD.



**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of four (4) town homes within this SPUD.

**5. Building Setback Lines**

Building setback lines shall be as follows:

North: 15 feet

East: 5 feet

West: 5 feet

South: 10 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**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 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-Accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be taken from one (1) access drive off of NW 15<sup>th</sup> St.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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

There shall be a minimum of 34% open space within this SPUD. All permeable surfaces shall be included in the open space calculation.

### **3. Street Improvements:**

N/A.

### **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. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

### **6. Parking:**

Parking shall be provided at a rate of two (2) parking spaces per dwelling unit. Garages shall count toward meeting the minimum parking requirements, provided each garage shall be a minimum of 21'8" wide by 19'8" deep.

### **7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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**

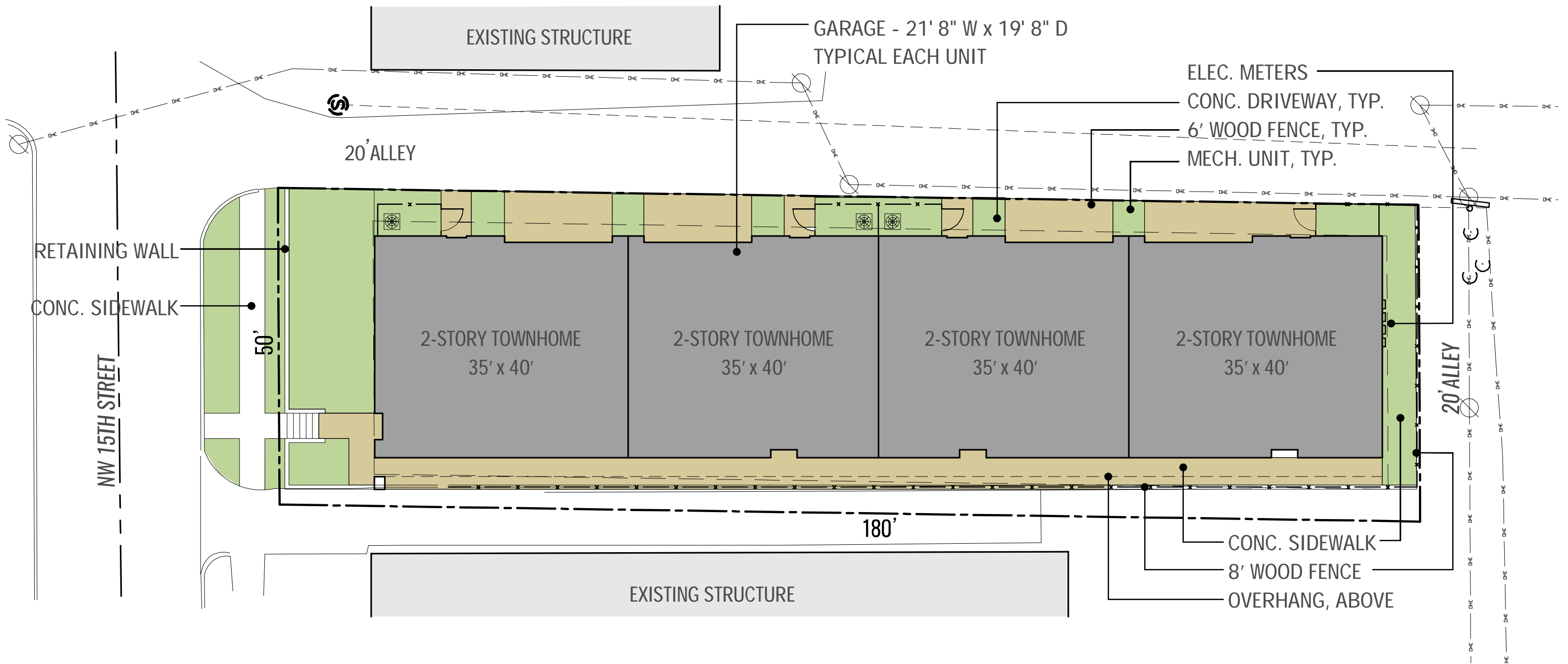
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

## EXHIBIT A

### Legal Description

Lots Sixteen (16) and Seventeen (17), in Block Three (3), of FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof.

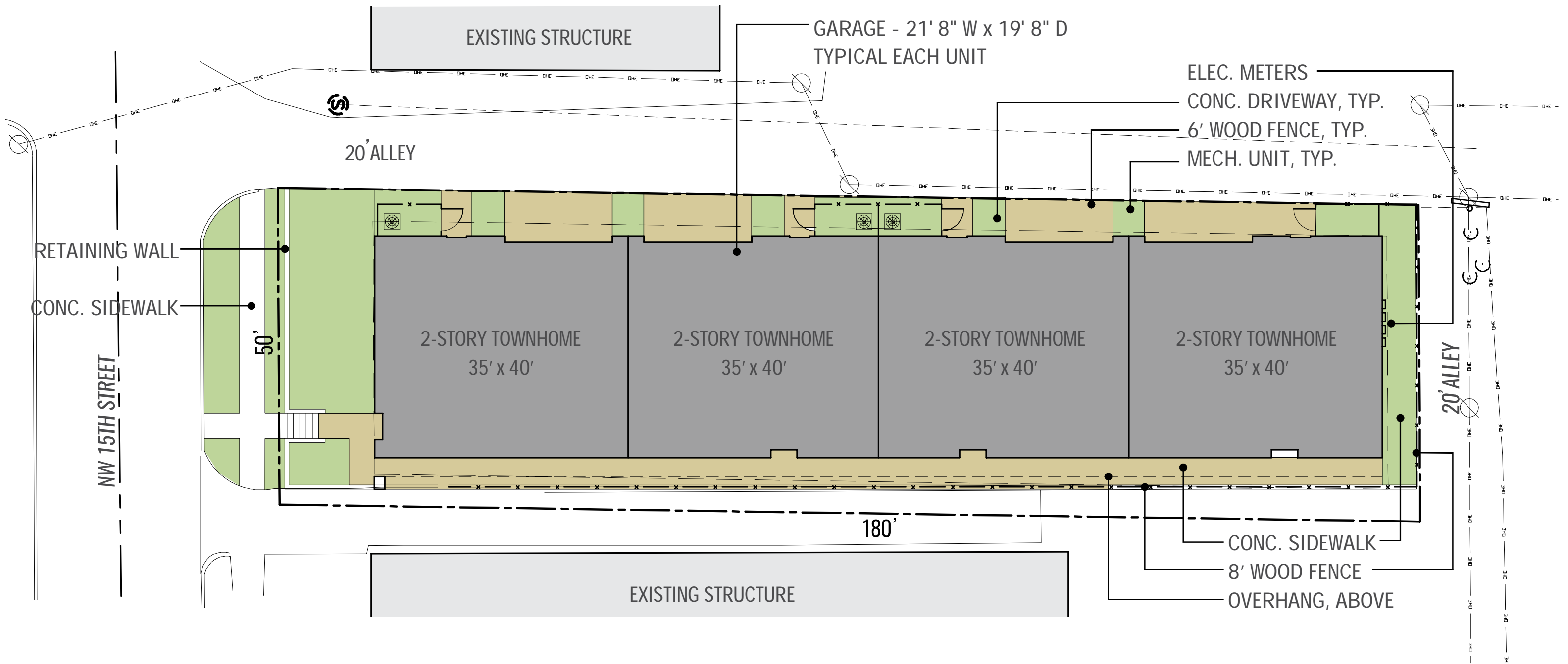


SITE PLAN // SCALE: 1" = 15'-0"



QUERENCIA // 112 NW 15TH STREET  
PRELIMINARY SITE PLAN - NOT FOR CONSTRUCTION





SITE PLAN // SCALE: 1" = 15'-0"



QUERENCIA // 112 NW 15TH STREET  
PRELIMINARY SITE PLAN - NOT FOR CONSTRUCTION