



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

Project Name

Existing detached garage to Guest house conversion

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

2821 NW 11th St

Summary Purpose Statement / Proposed Development

Case No.: SPUD	1601
File Date:	9JAN-24
Ward No.:	.6
Nbhd. Assoc.:	MILLER NA
School District:	OKC
Extg Zoning:	4-1
Overlay:	---2821

630 SF

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):

Kelly Robinson

Name

28015 San Clemente

Mailing Address

San Antonio, Texas, 78260

City, State, Zip Code

206-849-4763

Phone

Robinson.kelly@yahoo.com

Email


Signature of Applicant

Applicant's Name (please print)

Applicant's Mailing Address

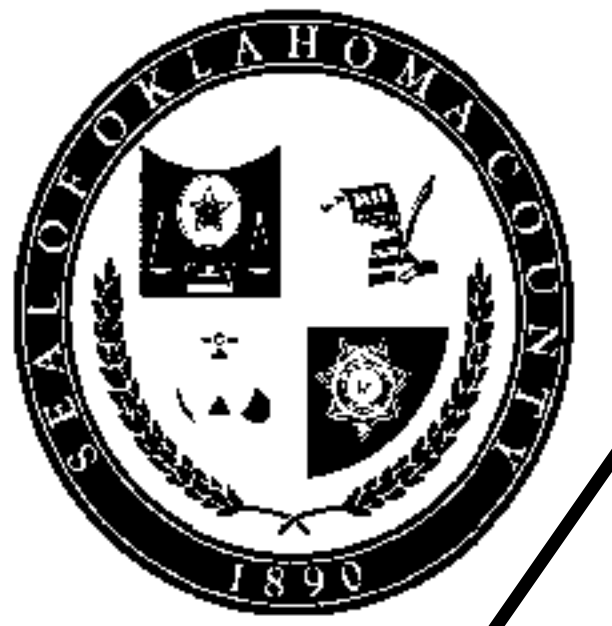
City, State, Zip Code

Phone

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.



(Individual Form)
JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Lucas George and Leigh N. George, husband and wife, 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

Kelly Robinson and Victoria Robinson

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties 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): 064146090

Lots Thirty-Seven (37) and Thirty-Eight (38) in Block Twenty-Four (24) in AMENDED PLAT OF MILLER'S BOULEVARD 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 same.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor 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 November 5, 2021.

Lucas George

Leigh N. George

The State of OKLAHOMA

County of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of November, 2021, personally appeared Lucas George and Leigh N. George, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) 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.

Notary Public in and for the State of _____

Notary's Printed Name: _____

Notary's Commission Expires: _____

Mail Deed and Tax Statements To
Kelly Robinson and Victoria Robinson
28015 San Clemente Dr
San Antonio, TX 78260

Presented for filing by and return to:

Chicago Title Oklahoma Co.

3401 NW 63rd, Suite 300

Oklahoma City, OK 73116

File No.: 710102106875

Title Insurance Commitment, if any, issued by:

Chicago Title Insurance Corp.

LEGAL DESCRIPTION:

A STRIP, PARCEL, OR PIECE OF LAND LOCATED IN THE AMENDED PLAT OF MILLER'S BOULEVARD ADDITION TO OKLAHOMA CITY, OKLA., SECTION 30, T-12-N, R-3-W, I.M, OKLAHOMA COUNTY OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS THIRTY-SEVEN (37) AND THIRTY-EIGHT (38) IN BLOCK TWENTY-FOUR (24) IN AMENDED PLAT OF MILLER'S BOULEVARD ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT THEREOF.

CONTAINING A TOTAL OF 7,000 SQUARE FEET OR 0.1607 ACRES MORE OR LESS.

AFFIDAVIT OF PROPERTY OWNERS LISTING

STATE OF OKLAHOMA }

COUNTY OF OKLAHOMA }

On this 14th day of November 2023, Mike Privett, in his position and duty as Production Manager for Red Plains Surveying Company, did appear and after being duly sworn did affirm that the list of surrounding property owners was created by him for the purpose of the Special Planned Unit Development Application of _____.

Affiant makes no other claims in regard to this Application other than as stated.

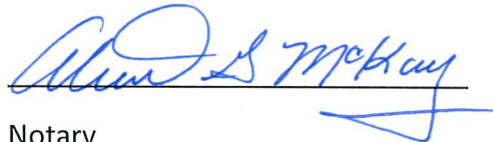
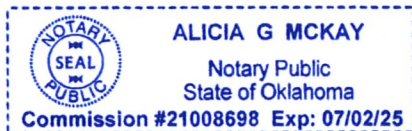


Mike Privett, Production Manager

State of Oklahoma }

County of Oklahoma }

SUBSCRIBED and SWORN before me this 14th day of November, 2023 by Mike Privett, who is personally known to me.


Notary

My Commission Expires: July 2, 2025

My Commission Number is: 21008698

AFFIDAVIT OF PROPERTY OWNERS LISTING

STATE OF OKLAHOMA }

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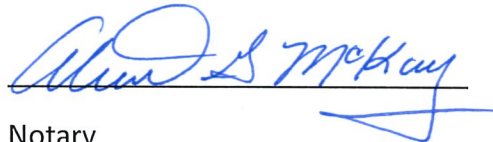
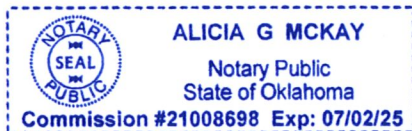


Mike Privett, Production Manager

State of Oklahoma }

County of Oklahoma }

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Notary

My Commission Expires: July 2, 2025

My Commission Number is: 21008698

name1	mailingaddress1	city	state	zipcode	legal
ARGUETA MARIO	2806 NW 11TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 023 000 LOTS 5 & 6
BAKER KENNEDY	2501 S WALKER AVE	OKLAHOMA CITY	OK	73109	MILLERS BOULEVARD 025 000 LOTS 41 & 42
BELLINGAR KYLE	2825 NW 11TH ST	OKLAHOMA CITY	OK	73107-5317	MILLERS BOULEVARD 024 000 LOTS 35 & 36
BULLER LONNEL P & GLENNA K	2837 NW 11TH ST	OKLAHOMA CITY	OK	73107-5317	MILLERS BOULEVARD 024 000 LOTS 29 & 30
CARRILLO ISMAEL C	2731 NW 14TH ST	OKLAHOMA CITY	OK	73107-4819	MILLERS BOULEVARD 023 000 LOTS 3 & 4
CIFUENTES EPIFANIO & MARIA	8916 N MARKWELL AVE	OKLAHOMA CITY	OK	73132	MILLERS BOULEVARD 024 000 LOTS 3 & 4
COATES DALTON	2825 NW 12TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 025 000 LOTS 35 & 36
COX MARK J & PENNY K	2805 NW 11TH ST	OKLAHOMA CITY	OK	73107-5317	MILLERS BOULEVARD 024 000 LOTS 45 & 46
DELEON ANTOLIANO T	2829 W PARK PL	OKLAHOMA CITY	OK	73107-5329	MILLERS BOULEVARD 023 000 LOTS 33 & 34
DELEON NOHELI MELGAR	2800 NW 11TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 023 000 LOTS 1 & 2
DRUMM CLIPPER D & CANDICE E	1920 N INDIANA AVE	OKLAHOMA CITY	OK	73106-1628	MILLERS BOULEVARD 024 000 LOTS 11 & 12 MILLERS BOULEVARD 024 000 LOTS 21 THRU
FINE QUALITY FOOD INC	3305 N STATE ST	OKLAHOMA CITY	OK	73122-1128	23 ALL LOT 24 EX W17FT
GOOD HEAD HOMES LLC	PO BOX 12817	OKLAHOMA CITY	OK	73157-2817	MILLERS BOULEVARD 023 000 LOTS 29 & 30
GORDON JOHN SCOTT	3740 NW 27TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 023 000 LOTS 41 & 42
MILLER BOULEVARD LAND TRUST	12029 ASHFORD DR	YUKON	OK	73099-8019	MILLERS BOULEVARD 023 000 LOTS 17 & 18
GUTEL CHRISTOPHER A & HAILEY M	2704 NW 27TH ST	OKLAHOMA CITY	OK	73107-2105	MILLERS BOULEVARD 023 000 LOTS 43 & 44
HEARTLAND LIVING LLC	820 W DANFORTH RD, Unit A8	EDMOND	OK	73003-5006	MILLERS BOULEVARD 025 000 LOTS 31 & 32
HELPING HANDS COMMUNICATIONS INC	PO BOX 12692	OKLAHOMA CITY	OK	73157	MILLERS BOULEVARD 023 000 LOTS 23 & 24 MILLERS BOULEVARD 023 000 E14FT LOT 36
HERNANDEZ ALFREDO & BERTHA	2825 W PARK PL	OKLAHOMA CITY	OK	73107-5329	& ALL LOT 37 & W 1/2 OF LOT 38
HERNANDEZ JOSE R	2809 NW 11TH ST	OKLAHOMA CITY	OK	73107-5317	MILLERS BOULEVARD 024 000 LOTS 43 & 44 MILLERS BOULEVARD 023 000 LOT 35 &
HIRSCHHORN AARON S & VICKI L	2827 W PARK PL	OKLAHOMA CITY	OK	73107-5329	W11FT OF LOT 36

HOLMBERG GRANT M	2838 NW 12TH ST	OKLAHOMA CITY	OK	73107-5322	MILLERS BOULEVARD 024 000 LOTS 19 & 20
HUERTA GUILLERMO & MARIA JUANA	2818 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 9 & 10
HUERTA MANUEL & ELSA RODRIGUEZ	2815 NW 11TH ST	OKLAHOMA CITY	OK	73107-5317	MILLERS BOULEVARD 024 000 LOTS 41 & 42 MILLERS BOULEVARD BLK 024 LOTS 25 THRU
HYDE WILLIAM M	9605 GOLD FIELD PL	OKLAHOMA CITY	OK	73128-4807	28
JACOBY ANNA K	2808 NW 12TH ST	OKLAHOMA CITY	OK	73107-5322	MILLERS BOULEVARD 024 000 LOTS 5 & 6
JB BOONE PROPERTIES LLC	1305 SAWGRASS DR	NORMAN	OK	73072-8509	MILLERS BOULEVARD 023 000 LOTS 45 & 46
LEWIS DONNIE B	2840 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 21 & 22
LOPEZ BERTHA ALICIA	2828 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 15 & 16
LYNCH CONSTRUCTION LLC	4403 N REDMOND	BETHANY	OK	73008	MILLERS BOULEVARD 024 000 LOTS 9 & 10
MARONEY PELAFIGUE MEEGAN SUCCESSION TRUST	3025 LAMP POST LN	OKLAHOMA CITY	OK	73120	MILLERS BOULEVARD 025 000 LOTS 39 & 40
MARTINEZ GILDARDO L	3827 N WILLIAMS ST	OKLAHOMA CITY	OK	73112-2940	MILLERS BOULEVARD 024 000 LOTS 15 & 16
MERCER STEVE & CONNIE	722 SUNNY BROOK PL	EDMOND	OK	73034-4859	MILLERS BOULEVARD 023 000 LOTS 7 & 8
OMEGA INVESTMENTS LLC	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	MILLERS BOULEVARD 024 000 LOTS 13 & 14
ORTIZ FAUSTINO & CELIA	2820 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 11 & 12
PICHIYA NICODEMOS LOPEZ	2817 NW 11TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 024 000 LOTS 39 & 40
RED EARTH PROPERTY MANAGEMENT LLC	2298 NW 223RD ST	EDMOND	OK	73025	MILLERS BOULEVARD 024 000 LOTS 1 & 2
REYES GREGORIO M	2812 NW 12TH ST	OKLAHOMA CITY	OK	73107-5322	MILLERS BOULEVARD 024 000 LOTS 7 & 8
ROBINSON KELLY	28015 SAN CLEMENTE DR	SAN ANTONIO	TX	78260	MILLERS BOULEVARD 024 000 LOTS 37 & 38
ROESCH RALPH J JR	2836 NW 11TH ST	OKLAHOMA CITY	OK	73107-5318	MILLERS BOULEVARD 023 000 LOTS 19 & 20
SMIRNOV AND YANG LLC	6029 HARWICH MANOR ST	OKLAHOMA CITY	OK	73132	MILLERS BOULEVARD 024 000 LOTS 47 & 48
ST RENTALS LLC	1216 NW 34TH ST	OKLAHOMA CITY	OK	73118	MILLERS BOULEVARD 023 000 LOTS 13 & 14
STUART HALL PROPERTIES INC	1221 N MILLER BLVD	OKLAHOMA CITY	OK	73107-5429	MILLERS BOULEVARD 025 000 LOTS 37 & 38

SUNRISE CAPITAL LLC	2809 NW 12TH ST	OKLAHOMA CITY	OK	73107-5321	MILLERS BOULEVARD 025 000 LOTS 43 & 44
TED PARKS LLC	PO BOX 700721	TULSA	OK	74170-0721	MILLERS BOULEVARD 024 000 LOTS 17 & 18
TRIPLET PRINTICE JEROME SR	2833 W PARK PL	OKLAHOMA CITY	OK	73107-5329	MILLERS BOULEVARD 023 000 LOTS 31 & 32
VINCENT GREGORY JR	18116 PAINTED HORSE CV	AUSTIN	TX	78738	MILLERS BOULEVARD 023 000 E 1/2 OF LOT 38 & ALL OF LOTS 39 & 40

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – (number)

MASTER DESIGN STATEMENT

FOR

2821 NW 11th Detached Garage to Guest house conversion

(11/17/2023 revision date)

PREPARED BY

Kelly Robinson
Property Owner
28015 San Clemente
San Antonio, Tx. 78260
206-849-4763
Robinson.kelly@yahoo.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of existing detached garage to guest house conversion, consisting of 630 SF, located within the (30, T-12-N, R-3-W, IM). More particularly describe as Lots Thirty-seven (37) and Thirty-eight (38) in Block Twenty-four (24) in amended Plat of Miller's Boulevard addition to Oklahoma City, Oklahoma County, Oklahoma according to the Plat thereof. The subject property is generally located at 2821 NW 11th St Oklahoma City OK.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is: LOTS THIRTY-SEVEN (37) AND THIRTY-EIGHT (38) IN BLOCK TWENTY-FOUR (24) IN AMENDED PLAT OF MILLER'S BOULEVARD ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT THEREOF.

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is Kelly Robinson. The developer of this property is the owner (Kelly Robinson).

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R1. Surrounding properties are zoned and used for:

North: R1 District and used for Residential
East: R1 District and used for Residential.
South: R1 District and used for Residential
West: R1 District and used for Residential

The subject property is currently used for R1 Residential. Surrounding properties include R1 Residential. The conversion of an existing detached garage to a guest house is specifically prohibited under R1 rule guidance.

SECTION 5.0PHYSICAL CHARACTERISTICS

The elevation of the subject property is unknown by owner. The subject property has good soils characteristics and the tree cover on the property is 15%. This property is in the proper drainage basin and there are adequate acres in the drainage area. 100% of the subject property is in the 100-year flood plain.

There are no common open space and natural resource areas in this Planned Unit Development, including native rock outcroppings, steep slopes, environmentally sensitive lands, wildlife habitats, stream corridors, significant mature trees or tree canopies, which are shown on the Master Development Plan.

SECTION 6.0CONCEPT

The concept for this PUD is to Change to the existing R1 based zoning to a R1 SPUD based zoning that will permit Conversion of an existing detached garage to guest house.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations 2023, as amended, to be made part of this PUD:

5200.2. Special Zoning District Designation Procedure. The Planning Commission, upon application, its own initiative or at the direction of the City Council, shall consider requests for special zoning district classifications as specified in Article VII, Special Purpose and Overlay Districts, Article XIII, Urban Conservation Districts, and Article XIV, Planned Unit Development, and the special permit provisions of Article IV, Administrative Procedures, of this chapter. Each application shall contain the following information:

A.

A statement of intent, specifying the district's special needs and the objectives to be promoted by special regulations within the district.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north NW 12th st which has a right-of-way width of 12 feet and is paved to city standards. The nearest street to the east is N Millers Blvd which has a right-of-way width of 12 feet and is paved to city standards. The nearest street to the south is NW 11th st which has a right-of-way width of 12 feet and is paved to city standards. The nearest street to the west is N May which has a right-of-way width of 12 + feet and is paved to city standards.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of; 12 feet and be to city standards.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located on each lot within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located on each lot within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 1 located at 820 NW 5th St. Approximately 3 miles from this PUD development. Anticipated response times are of typical levels.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100 year flood plain. The general location of the FEMA 100 flood plain is delineated on the Master Development Plan.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the stated land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the city area standards.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code. 2023, as amended, 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R1District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

Permitted Use(s):

Allow a detached garage to be converted to a guest house with electrical, plumbing and construct permits pulled a satisfied.

Conditional Uses(s):

Guest home

Special Exception Use(s):

Allow a detached garage to be converted to a guest house with electrical, plumbing and construct permits pulled a satisfied.

Special Permit Use(s):

A two car garage converted to a guest house

	Number of Dwelling Units		Non-Residential Square Footage		Minimum Acreage (Common Open Space, Natural Resource Areas, Public Uses, Etc..)
Minimum	2		0		.10
Maximum	2		0		.10

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, 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.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 and, (2) a minimum five (5) foot landscape buffer with either a minimum of nine (9) landscaping points installed for every twenty-five (25) linear feet of abutment to a residential district or use or three-inch (3”) trees spaced a maximum of twenty-five (25) feet on center shall be installed along the proposed property line(s) abutting any residential district or use.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be included in the subsequent Specific Plan.

Existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2023, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20’centers and shall be solid and opaque.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas

confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.8 ACCESS REGULATIONS

There shall be driveway access points from NW 11th st. in this PUD.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two Hundred feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

9.9 PARKING REGULATIONS

This PUD shall provide 2 parking spaces for the 630 square feet of building area proposed in this PUD. The 2 parking spaces shall be deemed to satisfy the required parking for all uses within this PUD.

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD. On-street parking must be approved by the Streets Commission prior to development.

9.10 SIGNAGE REGULATIONS

There shall be no freestanding signs in this PUD.

9.10.1 ATTACHED SIGNS

There will be no signage

9.10.2 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

N/A

9.11 ROOFING REGULATIONS

each structure in this PUD shall have Class C roofing or better

9.12 SIDEWALK REGULATIONS

N/A to this PUD

9.13 HEIGHT REGULATIONS

A multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either upper story window(s) with opaque glass, or no upper story window(s).

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

Convenience Sales and Personal Services (8300.32).

Eating Establishments: Drive-In (8300.34).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).

Gasoline Sales. Large (8300.45)

Gasoline Sales. Small: Restricted (8300.46).

9.14.1 GARAGE SETBACK REGULATIONS

On lots with a twenty (20) or twenty-five (25) foot front building line, front facing garages may be located no less than twenty (20) feet from the property line.

On lots with a ten (1) foot front building line, or less, garages may be located on the front building line provided garage entries are from the side or rear of the lot.

Driveways shall have a minimum depth of twenty (20) feet to avoid vehicles blocking sidewalks. Dwellings on lots, which abut alleyways, shall be constructed with rear-facing-the-alley garages.

Dwellings on corner lots shall be designed so that the house and garage face different streets.

A garage that extends beyond the front wall of a dwelling shall be required two (2), one and a half (1 ½) Inch caliper trees or one (1) three (3) inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five (5) feet in width.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

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.

The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire (100-year) flood plain.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

9.18 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2023, as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

Exhibit B – Master Development Plan

The MASTER DEVELOPMENT PLAN shall be prepared as a white background 24” x 36” PDF (.pdf) document at a scale of 1 inch = 100 feet, reduced to a 8.5” x 11” page size and attached to the Master Design Statement. Master Development Plans must show the limits of the base zoning district(s), general location of proposed land uses, acreage, building lines, location/vicinity map, residential densities, location of collector streets within the PUD and adjacent arterial streets with right-of-way, location and approximate size of open space, greenbelts, and recreational areas, areas where access to streets will be limited and the location of driveways, where appropriate.

Exhibit C - Topography Plan

The Topography Plan shall be prepared as a white background 24” x 36” PDF (.pdf) document at a scale of 1 inch = 100 feet, reduced to a 8.5” x 11” page size and attached to the Master Design Statement.

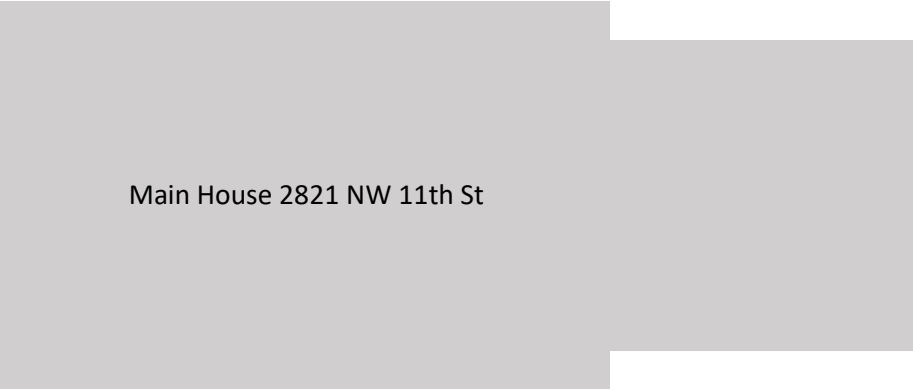
Exhibit D – Proposed Building Elevations (Optional).

The Proposed Building Elevations shall be prepared as a white background 24” x 36” PDF (.pdf) document at an appropriate architectural scale that depicts delineation of finish materials, reduced to a 8.5” x 11” page size and attached to the Master Design Statement.

Exhibit C – Supporting Documents (Optional).

Additional supporting documents may be provided, as necessary. Reference application page for document specifications and restrictions.

2821 NW 11th St building Map



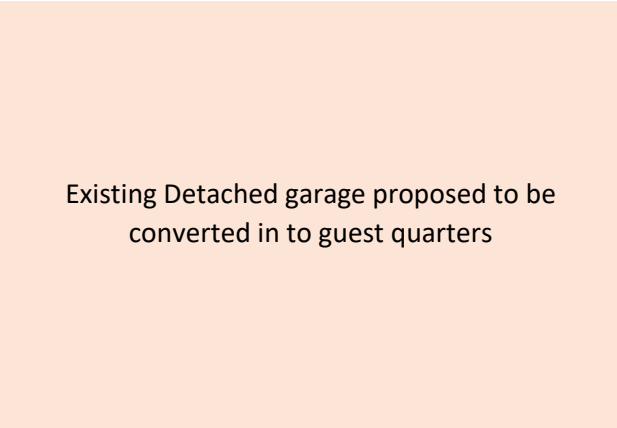
Main House 2821 NW 11th St

A light gray rectangular area representing the main house, located in the upper left portion of the map.



Driveway

A light blue rectangular area representing the driveway, located in the lower left portion of the map.



Existing Detached garage proposed to be
converted in to guest quarters

A light orange rectangular area representing the detached garage, located on the right side of the map.