



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>

Staff Use Only:	1645
Case No.:	SPUD _____
File Date:	6-12-24 _____
Ward No.:	W2 _____
Nbhd. Assoc.:	Epworth NA _____
School District:	OKC _____
Extg Zoning:	R-1 _____
Overlay:	_____

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Project Name

1620 NW 29TH STREET

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

1620 ~~XXXX~~ NW 29th Street

Summary Purpose Statement / Proposed Development

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):

SAM GRESHAM

Name

400 NW 23RD STREET

Mailing Address

OKLAHOMA CITY, OK 73103

City, State, Zip Code

405.209.1609

Phone

sam@samgreshamarchitect.com

Email

Signature of Applicant

SAM GRESHAM

Applicant's Name (please print)

400 NW 23RD STREET

Applicant's Mailing Address

OKLAHOMA CITY, OK 73103

City, State, Zip Code

405.209.1609

Phone

sam@samgreshamarchitect.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.



Record & Return to:
American Eagle Title Group
421 NW 13th St., Suite 320
Oklahoma City, OK 73103
File # 24040607-23

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Lynn M. Wiley, a single person ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto Sam L. Gresham, ("Grantee"), whose mailing address is 400 NW 23rd Street, Oklahoma City, OK 73103, the real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 30 day of May 2024.


By: _____

Lynn M. Wiley

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 30 day of May, 2024, by Lynn M. Wiley, a single person.



Notary Public

My Commission Expires:

My Commission No:



Exhibit A

Lots 13 and 14 in Block 2 of Westbrook's First Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 9 of Plats, page 6.

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**STATE OF Oklahoma)

ss.

COUNTY OF Oklahoma)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned SAM GRESHAM
 (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 have personal knowledge of the statements made herein.
3. I am:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. 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.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I 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.
8. 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 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.

AFFIANT

Date

The foregoing instrument was subscribed and sworn to before me this 30 day of May, 2024 by Sam L. Gresham.My Commission Expires: 9-14-26My Commission Number: 14609320

Exhibit A – Legal Description

Lots 13 and 14 in Block 2 of Westbrook's First Addition to Oklahoma City, Oklahoma county, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 6.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R051352600** 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.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 200 ft radius report
filed in the office of the County Assessor
on the 30 day of June, 2024
Given under my hand and official seal this
30 day of June, 2024

County Assessor
LeStrayer Deputy

**Oklahoma County Assessor's
300ft Radius Report
6/3/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R051352850	OKLAHOMA CITY UNIVERSITY	No Data	No Data	2501 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-1402	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 S80FT LOTS 19 & 20	1633 NW 28TH ST OKLAHOMA CITY
R051352900	MOXIFY ENGINEERING LLC 401K	No Data	No Data	4334 NW EXPRESSWAY APT 156	OKLAHOMA CITY	OK	73116	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 N60FT OF LOTS 19 & 20	2908 N FLORIDA AVE OKLAHOMA CITY
R051353000	MEDINA EDWARD & DORA E	No Data	No Data	6521 S LINDSAY AVE	OKLAHOMA CITY	OK	73149	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 21 & 22	1629 NW 28TH ST OKLAHOMA CITY
R052356300	SILLS BENJAMIN	No Data	No Data	1711 NW 28TH ST	OKLAHOMA CITY	OK	73106-1007	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 292 & 294	1711 NW 28TH ST OKLAHOMA CITY
R052356325	CHAPMAN JOEL S & JAN M	No Data	No Data	1707 NW 28TH ST	OKLAHOMA CITY	OK	73106-1007	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 296 & 298 & 300	1707 NW 28TH ST OKLAHOMA CITY
R052356350	SUKASA ENTERPRISES LLC	No Data	No Data	PO BOX 18844	OKLAHOMA CITY	OK	73154	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 302 & 304	1701 NW 28TH ST OKLAHOMA CITY
R051353100	LANELL PROPERTIES LLC	No Data	No Data	20711 N COUNCIL RD	EDMOND	OK	73012	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 23 & 24	1625 NW 28TH ST OKLAHOMA CITY
R051353200	PROPERTY MANAGEMENT SERVICES INC	No Data	No Data	1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 25 & 26	1621 NW 28TH ST OKLAHOMA CITY
R051353300	DAVIS KEVIN H & SHARON MCCOY	No Data	No Data	1131 BALD EAGLE DR	NORMAN	OK	73072-8194	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 27 & 28	1617 NW 28TH ST OKLAHOMA CITY
R051353400	ARRISONTZ MICHAEL R	No Data	No Data	1615 NW 28TH ST	OKLAHOMA CITY	OK	73106	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 29 & 30	1615 NW 28TH ST OKLAHOMA CITY
R051353500	CATANEDA CESAR	No Data	No Data	1609 NW 28TH ST	OKLAHOMA CITY	OK	73106-3411	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 31 & 32	1609 NW 28TH ST OKLAHOMA CITY
R051353600	HAGERTY NANCY D	No Data	No Data	1605 NW 28TH ST	OKLAHOMA CITY	OK	73106-3411	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 33 & 34	1605 NW 28TH ST OKLAHOMA CITY
R051353700	CHITTY LINDA A TRS	CHITTY LINDA A REV LIVING TRUST	No Data	1601 NW 28TH ST	OKLAHOMA CITY	OK	73106-3411	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 35 & 36	1601 NW 28TH ST OKLAHOMA CITY
R052352775	OKLAHOMA CITY UNIVERSITY	No Data	No Data	2501 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-1402	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 451 & 453 & 455	1704 NW 28TH ST OKLAHOMA CITY
R051353800	OKLAHOMA CITY UNIVERSITY	No Data	No Data	2501 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-1402	WESTBROOK ADDITION	0	0	WESTBROOK ADDITION 000 000 ALL OF BLK 3 & PT OF VACATED NW 27TH ST BEG AT SW/C BLK 3 TH E450FT TO SE/C BLK 3 S19.45FT W450FT N19.17FT TO BEG & VACATED E&W ALLEY IN BLK 3	2813 N BLACKWELDER AVE OKLAHOMA CITY
R051352800	GRESHAM SAM L TRS & REV TRUST	ADAMS LYNETTE TRS & REV TRUST	No Data	520 NW 18TH ST	OKLAHOMA CITY	OK	73103-1823	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 17 & 18	1632 NW 29TH ST OKLAHOMA CITY
R052351875	EAKLE DENNY	No Data	No Data	1856 HIGHWAY 70 E	KINGSTON	OK	73439	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 293 & 295	1708 NW 29TH ST OKLAHOMA CITY
R051352700	GRESHAM SAM L	No Data	No Data	2005 CAREY PL	OKLAHOMA CITY	OK	73106-1621	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 15 & 16	1628 NW 29TH ST OKLAHOMA CITY
R051352600	WILEY LYNN M	No Data	No Data	308 REYNOLDS RD	EDMOND	OK	73013	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 13 & 14	1620 NW 29TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
6/3/2024**

R051352500	LE LAI VAN	No Data	No Data	1618 NW 29TH ST	OKLAHOMA CITY	OK	73106-3414	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 11 & 12	1618 NW 29TH ST OKLAHOMA CITY
R052351900	ST RENTALS LLC	No Data	No Data	1216 NW 34TH ST	OKLAHOMA CITY	OK	73118	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 297 & 299	1704 NW 29TH ST OKLAHOMA CITY
R051352400	ALLEN SHEILA L TRS	ALLEN REV TRUST	No Data	1616 NW 29TH ST	OKLAHOMA CITY	OK	73106-3414	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 9 & 10	1616 NW 29TH ST OKLAHOMA CITY
R051352300	LIRA MARTIN & MARIA ISABEL	No Data	No Data	1612 NW 29TH ST	OKLAHOMA CITY	OK	73106	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 7 & 8	1612 NW 29TH ST OKLAHOMA CITY
R051352200	OKLAHOMA CITY UNIVERSITY	No Data	No Data	2501 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-1402	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 5 & 6	1608 NW 29TH ST OKLAHOMA CITY
R052351925	COFFMAN TODD	AGUIRRE MICHELA	No Data	3233 HICKORY STICK RD	OKLAHOMA CITY	OK	73120	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 301 & 303	1700 NW 29TH ST OKLAHOMA CITY
R051352100	ALLENWOOD JACOB A	No Data	No Data	1604 NW 29TH ST	OKLAHOMA CITY	OK	73106	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 3 & 4	1604 NW 29TH ST OKLAHOMA CITY
R051352000	GATEWOOD EVAN & MICHELLE	No Data	No Data	2000 EAGLE DR	EDMOND	OK	73034	WESTBROOK ADDITION	2	0	WESTBROOK ADDITION 002 000 LOTS 1 & 2	1600 NW 29TH ST OKLAHOMA CITY
R051351000	DE LA ROSA DE AGUIRRE SANJUANA	TORRES MIGUEL AGUIRRE	No Data	1632 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 17 & 18	1632 NW 30TH ST OKLAHOMA CITY
R051350900	LUNA LAURA IZQUIERDO	No Data	No Data	1628 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 15 & 16	1628 NW 30TH ST OKLAHOMA CITY
R052351025	JAY PROPERTY INVESTMENTS LLC	No Data	No Data	PO BOX 37	ARCADIA	OK	73007	WEST LAWN PARK	0	0	WEST LAWN PARK 000 000 LOTS 147 149 & 151	1700 NW 30TH ST OKLAHOMA CITY
R051350800	DO ADAM	No Data	No Data	13913 ARAPAHO RD	EDMOND	OK	73013	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 13 & 14	1624 NW 30TH ST OKLAHOMA CITY
R051350700	ZHENG ISABEL KE CHEN & BO CHEN	No Data	No Data	1001 NW 186TH ST	EDMOND	OK	73012	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 11 & 12	1620 NW 30TH ST OKLAHOMA CITY
R051350600	DE LOS ANGELES JACQUEZ MARIA	JACQUEZ RAFAEL	No Data	1616 NW 30TH ST	OKLAHOMA CITY	OK	73118	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 9 & 10	1616 NW 30TH ST OKLAHOMA CITY
R051350500	OLDFIELD DELLA MAE	No Data	No Data	1614 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 7 & 8	1614 NW 30TH ST OKLAHOMA CITY
R051350400	LOPEZ JENIFER	No Data	No Data	1608 NW 30TH ST	OKLAHOMA CITY	OK	73118-3604	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 PT LOT 4 BEG 10FT E OF SW/C LT 4 TH W10FT N140FT E10FT S140FT TO BEG & ALL OF LOTS 5 & 6	1608 NW 30TH ST OKLAHOMA CITY
R052355450	SMIRNOV & YANG LLC	No Data	No Data	PO BOX 12043	OKLAHOMA CITY	OK	73157	WEST LAWN PARK	0	0	WEST LAWN PARK BLK 000 LOT 000 LOTS 138 140 142 144 146 148 150 & 152	1701 NW 29TH ST OKLAHOMA CITY
R051351100	THE OKLAHOMA 29TH STREET TRUST	C/O ELIZABETH & JAMES MCAULIFF	No Data	2119 RIVERWALK DR UNIT 122	MOORE	OK	73160	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 19 & 20	1633 NW 29TH ST OKLAHOMA CITY
R051351200	HE LEON XIAO	HE YOU MING	HE DUN ZHI	126 NW 32ND ST	OKLAHOMA CITY	OK	73118	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 21 & 22	1629 NW 29TH ST OKLAHOMA CITY
R051351300	METRO OKC LLC	No Data	No Data	6300 CHATHAM RD	OKLAHOMA CITY	OK	73132	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 23 & 24	1625 NW 29TH ST OKLAHOMA CITY
R051351400	ORR JENNIFER	No Data	No Data	1615 NW 29TH ST	OKLAHOMA CITY	OK	73106-3413	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 25 & 26	1615 NW 29TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
6/3/2024**

R051351500	VALTIERRA NESTOR	No Data	No Data	1613 NW 29TH ST	OKLAHOMA CITY	OK	73106-3413	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 27 & 28	1613 NW 29TH ST OKLAHOMA CITY
R051351600	VALENTIN FAMILY REV TRUST	No Data	No Data	1450 S MUSTANG RD	MUSTANG	OK	73064	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 29 & 30	1611 NW 29TH ST OKLAHOMA CITY
R051351700	OKLAHOMA CITY UNIVERSITY	No Data	No Data	2501 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-1402	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 31 & 32	1609 NW 29TH ST OKLAHOMA CITY
R051351800	NLD REAL ESTATE GROUP LLC	No Data	No Data	PO BOX 2314	OKLAHOMA CITY	OK	73101-2314	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 33 & 34	1605 NW 29TH ST OKLAHOMA CITY
R051351900	SMITH HARRY	SMITH SANDRA L	No Data	9616 SW 33RD ST	OKLAHOMA CITY	OK	73179-1214	WESTBROOK ADDITION	1	0	WESTBROOK ADDITION 001 000 LOTS 35 & 36	1601 NW 29TH ST OKLAHOMA CITY



Master Plan of

1620 and 1622 NW 29th St.

Oklahoma City, OK

A Simple Planned Unit Development

SPUD #

June 3, 2024

Lots Thirteen (13), Fourteen (14) in Block One (2), in Westbrook Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

OWNER and DEVELOPER

Sam Gresham
400 NW 23rd St.
Oklahoma City, OK 73103

DESIGN STATEMENT OF THE

SIMPLE PLANNED UNIT DEVELOPMENT OF

LOCATED AT 1620 and 1622 NW 29th St.

Oklahoma City, OK

SIMPLE PLANNED UNIT DEVELOPMENT ABSTRACT

The property is both currently zoned R-1 located 3 lots in from the Southeast Corner of N.W. 29th and N. Florida Av

The Total Lot area is 7,000 sq. ft. and is adjacent to SPUD-892. This proposed SPUD will be developed as part of that project including the same new buildings.

The following Master Design Statement has been developed in Oklahoma City's format.

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, 2010).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development. 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-2 "General residential District"** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following Use Units shall be permitted in this SPUD:

- 8200.12 Multiple-Family Residential
- 8200.13 Senior Independent Living

2. Maximum Building Height: The maximum of thirty-five (35) feet and two stories.

3. Maximum Building Size: Per R-2 ordinance.
4. Maximum Number of Buildings: Per R-2 ordinance.
5. Building Setback Lines: Front lot set-back to be twenty (20') feet, five (5') foot side yard (east and west side), 10'-0" rear yard.
6. Sight-proof Screening: A 6'-0" site proof wood fence will be installed along the east and south property lines and decorative wood picket fence along the north property line.
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: no signs
9. Access: There shall be one (1) driveway from the NW 29th Street side.

II. Other Development Regulations:

1. Architecture: The building exteriors will be pitched roof structures finished with Hardi plank lap siding to match the neighboring houses. Small porches with Porch columns to match those on adjacent houses.
2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district, R-2.
3. Street Improvements: N/A
4. Other:
 - 4.1 Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

All lighting shall be internal and shall not affect adjacent properties.
 - 4.2 Trash service with city provided trash cans
 - 4.3 Parking: As shown on exhibit provided. 4 new off street parking spaces in addition to the existing drive.

- 4.4 Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property.

III. Supporting Documents

Exhibit A – Legal Description

Exhibit B – Master Development Plan

Exhibit C – Aerial Photograph of Surrounding houses

Exhibit D – Zoning Map

Exhibit E – Deed

Exhibit F – 300ft Radius

Exhibit A – Legal Description

Lots 13 and 14 in Block 2 of Westbrook's First Addition to Oklahoma City, Oklahoma county, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 6.

A1.1



NEW HOUSE
1620 NW 29th STREET
OKLAHOMA CITY, OK. 73106



Exhibit D - Zoning Map



Exhibit C

