



**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**  
**Military Tiny Park Apartments**

Project Name

3208 N Indiana Ave, OKC, OK 73118

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

Change base zoning to R-2, construct a single structure with 5 units

Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.: SPUD _____	1588
File Date: _____	11/2/23
Ward No.: _____	W2
Nbhd. Assoc.: _____	MILITARY PARK RA
School District: _____	OKC
Extg Zoning: _____	SPUD-1462
Overlay: _____	

.07 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):**

Angelica Pereira

*Name*

3208 N Indiana Ave

*Mailing Address*

Oklahoma City, OK 73118

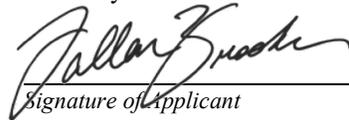
*City, State, Zip Code*

405.996.0754

*Phone*

Apereiraviolin@gmail.com

*Email*



*Signature of Applicant*

Fallon Brooks

*Applicant's Name (please print)*

4312 N Classen Blvd

*Applicant's Mailing Address*

Oklahoma City, OK 73118

*City, State, Zip Code*

405.655.8077

*Phone*

Fallon@jollybird.design

*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***

A part of the Southeast Quarter of Section 20, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.

**More specifically described as:**

Block 14 Lots 35-36 of the MILITARY PARK ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.



**JOINT TENANCY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

**Noah Brown and Carol Brown, 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 **Angelica Pereira and Edward Castro** 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): 051552660**

The North Fifty-Nine and Five-Tenths Feet (N 59 5/10") of Lots Thirty-five (35) and Thirty-six (36), in Block Fourteen (14), of MILITARY PARK 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 August 15, 2023.

\_\_\_\_\_  
Noah Brown  
  
\_\_\_\_\_  
Carol Brown

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 15 day of August, 2023 personally appeared Noah Brown and Carol Brown, 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:**  
Angelica Pereira and Edward Castro  
3213 N. Youngs Blvd  
Oklahoma City, OK 73112

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 710402300512  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company



4312 N Classen Boulevard  
Oklahoma City, OK 73118  
405.655.8077

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### Letter of Authorization

I, Angelica Pereira, the property owner(s) of record of 3208 N Indiana Ave, OKC, OK 73118 authorize Fallon Brooks of Jollybird Home Design, LLC to make applications for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 3208 N Indiana Ave, OKC, OK 73118

x Angelica Pereira

Date:

I, Edward Castro, the property owner(s) of record of 3208 N Indiana Ave, OKC, OK 73118 authorize Fallon Brooks of Jollybird Home Design, LLC to make applications for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 3208 N Indiana Ave, OKC, OK 73118

x Edward Y. Castro

Date:

# Larry Stein Oklahoma County Assessor's Office



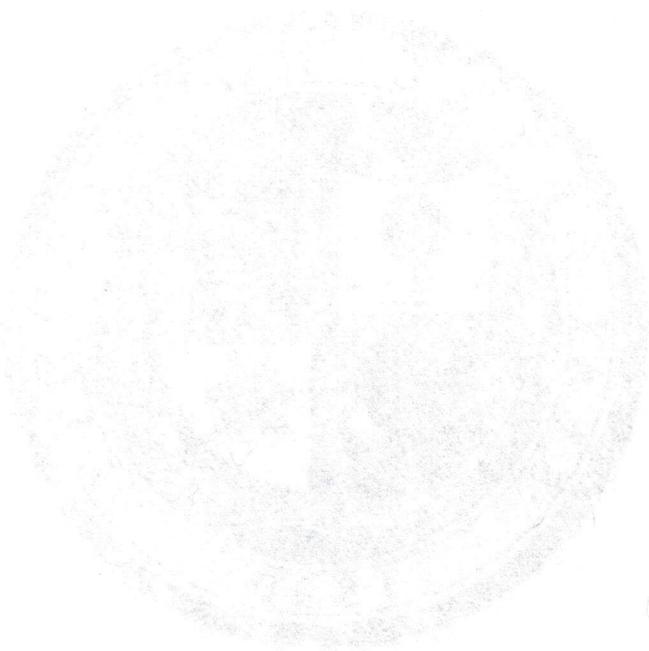
## Ownership Radius Report

This Official Report is for Account Number R051552660 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA

County of Oklahoma

2023



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 300 ft radius report

filed in the office of the County Assessor  
on the 2nd day of Nov, 2023

Given under my hand and official seal this  
2nd day of Nov, 2023

County Assessor  
K Strayer Deputy



Oklahoma County Assessor's  
300ft Radius Report  
11/2/2023

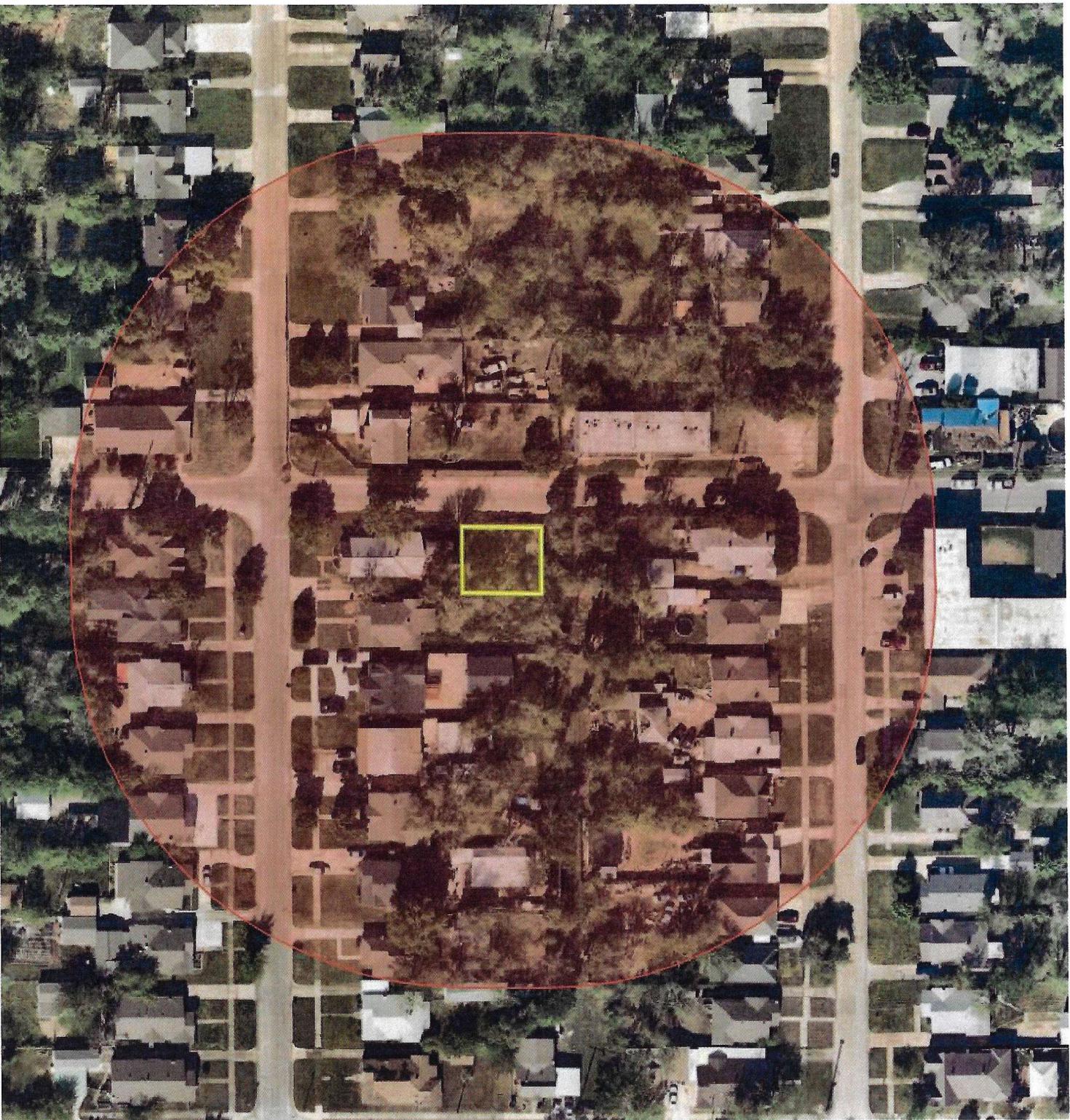
accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R05157180	ZAMORA SUZANNE		1812 NW 31ST ST	OKLAHOMA CITY	OK	73118-3616	MILITARY PARK ADD	038	000	MILITARY PARK ADD 038 000 LOTS 11 & 12	1812 NW 31ST ST OKLAHOMA CITY
R05157190	GROVES ZACHARY E	GROVES LYNN E	1808 NW 31ST ST	OKLAHOMA CITY	OK	73118-3616	MILITARY PARK ADD	038	000	MILITARY PARK ADD 038 000 LOTS 13 & 14	1808 NW 31ST ST OKLAHOMA CITY
R05157200	WILLIAMSON JOHN R & BARBARA J		1804 NW 31ST ST	OKLAHOMA CITY	OK	73118-3616	MILITARY PARK ADD	038	000	MILITARY PARK ADD 038 000 LOTS 15 & 16	1804 NW 31ST ST OKLAHOMA CITY
R05157210	STIEFEL CARRIE A		1800 NW 31ST ST	OKLAHOMA CITY	OK	73118-3616	MILITARY PARK ADD	038	000	MILITARY PARK ADD 038 000 LOTS 17 & 18	1800 NW 31ST ST OKLAHOMA CITY
R05150010	GATES DONNA BETH		1734 NW 31ST ST	OKLAHOMA CITY	OK	73118-3614	MILITARY PARK ADD	001	000	MILITARY PARK ADD 001 000 LOTS 1 & 2	1734 NW 31ST ST OKLAHOMA CITY
R05150020	23 TIREMENT LLC		9804 RAMSEY RD	YUKON	OK	73099	MILITARY PARK ADD	001	000	MILITARY PARK ADD 001 000 LOTS 3 & 4	1730 NW 31ST ST OKLAHOMA CITY
R05150030	1724 NW 31 LLC		5915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116-7209	MILITARY PARK ADD	001	000	MILITARY PARK ADD 001 000 LOTS 5 & 6	1724 NW 31ST ST OKLAHOMA CITY
R05150040	KALIDY LLC		PO BOX 226	EDMOND	OK	73083-0226	MILITARY PARK ADD	001	000	MILITARY PARK ADD 001 000 LOTS 7 & 8	1720 NW 31ST ST OKLAHOMA CITY
R05150050	LA CANDELARIA REALTY LLC		15252 WORTHINGTON LN	EDMOND	OK	73013	MILITARY PARK ADD	001	000	MILITARY PARK ADD 001 000 LOTS 9 & 10	1716 NW 31ST ST OKLAHOMA CITY
R05150060	LAWRENCE JENNY L		1712 NW 31ST ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	001	000	MILITARY PARK ADD 001 000 LOTS 11 & 12	1712 NW 31ST ST OKLAHOMA CITY
R05152650	CHRISTIAN MICHAEL REV TRUST		8504 S YOUNGS BLVD	OKLAHOMA CITY	OK	73159-5842	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 S110.5FT LOTS 35 & 36	1733 NW 31ST ST OKLAHOMA CITY
R05152580	MIRIERI DAVID OMATO		1705 NW 31ST ST	OKLAHOMA CITY	OK	73118-3613	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 S140FT OF LOTS 21 & 22	1705 NW 31ST ST OKLAHOMA CITY
R05157080	LEWIS CLARENCE E & JACQUE PONDER TRS	LEWIS CLARENCE & JACQUE PONDER REV TRUST	1819 NW 31ST ST	OKLAHOMA CITY	OK	73118-3615	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 28 & 29	1819 NW 31ST ST OKLAHOMA CITY
R05157060	KENNEDY DAMITA		1815 NW 31ST ST	OKLAHOMA CITY	OK	73118-3615	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 25 26 & 27	1815 NW 31ST ST OKLAHOMA CITY
R05157050	INFINITY INVESTMENT PROPERTIES LLC		1225 E 33RD ST	EDMOND	OK	73013	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 23 & 24	1809 NW 31ST ST OKLAHOMA CITY
R05157040	HERRERA MANUELA		1805 NW 31ST ST	OKLAHOMA CITY	OK	73118-3615	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 21 & 22	1805 NW 31ST ST OKLAHOMA CITY
R05157030	ENRIQUEZ ERASMO	RIVERA KAREN	1801 NW 31ST ST	OKLAHOMA CITY	OK	73119	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 19 & 20	1801 NW 31ST ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
11/2/2023

R0515:2660	PEREIRA ANGELICA	CASTRO EDWARD	3213 N YOUNGS BLVD	OKLAHOMA CITY	OK	73112-7833	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 N59.5FT LOTS 35 & 36	3208 N INDIANA AVE OKLAHOMA CITY
R0515:2640	ENGLISH STEVEN S		1729 NW 31ST ST	OKLAHOMA CITY	OK	73118-3613	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 33 & 34	1729 NW 31ST ST OKLAHOMA CITY
R0515:2630	ZHANG ANNA		1232 W CHURCHILL WAY	MUSTANG	OK	73064	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 31 & 32	1727 NW 31ST ST OKLAHOMA CITY
R0515:2620	1723 NW 30 LLC		6915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116-7209	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 29 & 30	1723 NW 31ST ST OKLAHOMA CITY
R0515:2610	QUAIL 2007 LLC		4217 S MAY AVE	OKLAHOMA CITY	OK	73119	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 27 & 28	1719 NW 31ST ST OKLAHOMA CITY
R0515:2600	CHANTALANGSY THUY	TU IAN KIM THI	1715 NW 31ST ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 25 & 26	1715 NW 31ST ST OKLAHOMA CITY
R0515:2590	KIM DANIEL	WHITTINGTON ANNGELA	1916 NW 38TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 23 & 24	1709 NW 31ST ST OKLAHOMA CITY
R0515:2560	MONTOYA NESTOR S & GLADYS F		1944 NW 19TH ST	OKLAHOMA CITY	OK	73106-1604	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 N30FT OF LOTS 19 THRU 22	3213 N FLORIDA AVE OKLAHOMA CITY
R0515:2540	MONTOYA NESTOR S & GLADYS F		1944 NW 19TH ST	OKLAHOMA CITY	OK	73106	MILITARY PARK ADD	014	000	MILITARY PARK ADD BLK 014 LOT 000 S30FT OF LOTS 15 THRU 18	3215 N FLORIDA AVE OKLAHOMA CITY
R0515:6985	NUTCRACKER INVESTMENTS LLC		625 NW 19TH ST	OKLAHOMA CITY	OK	73103-1828	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 6 7 & 8	1820 NW 32ND ST OKLAHOMA CITY
R0515:6990	LOPEZ JOSE M & BETH ANN KUYKENDALL	LOPEZ JULIANA	15874 D ST	OKLAHOMA CITY	OK	73165	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 9 & 10	1816 NW 32ND ST OKLAHOMA CITY
R0515:7000	GARCIA LUIS A & LUZ M		4800 HUNTON TER	YUKON	OK	73099-3158	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 11 & 12	1812 NW 32ND ST OKLAHOMA CITY
R0515:7010	LAWSON PARIS N		1808 NW 32ND ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 13 & 14	1808 NW 32ND ST OKLAHOMA CITY
R0515:7020	HAVIN INVESTMENTS LLC		PO BOX 7974	EDMOND	OK	73083-7974	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 15 & 16	1804 NW 32ND ST OKLAHOMA CITY
R0515:2450	ARANDA FERNE		1732 NW 32ND ST	OKLAHOMA CITY	OK	73118-3408	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 1 & 2	1732 NW 32ND ST OKLAHOMA CITY
R0515:7025	PHAM THAI THANH & HOA THI DOAN		409 CEDARBURG CT	YUKON	OK	73099-5764	MILITARY PARK ADD	037	000	MILITARY PARK ADD 037 000 LOTS 17 & 18	1800 NW 32ND ST OKLAHOMA CITY
R0515:2460	PINA MARTIN ROJAS		1728 NW 32ND ST	OKLAHOMA CITY	OK	73118-3408	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 3 & 4	1728 NW 32ND ST OKLAHOMA CITY
R0515:2470	CARSON BRIAN	TIDWELL ANDY	113 N GREENGATE DR	YUKON	OK	73099-6485	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOT 5 & W17FT LOT 6	1724 NW 32ND ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
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R051552480	ASTORGA ARNOLDO ALVARADO	ESPARZA MARICELA BENITEZ	1720 NW 32ND ST	OKLAHOMA CITY	OK	73118-3408	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 E8FT OF LOT 6 ALL LOT 7 & W10FT OF LOT 8	1720 NW 32ND ST OKLAHOMA CITY
R051552490	CENTER CITY PROPERTIES LLC		3524 NW 50TH ST	OKLAHOMA CITY	OK	73112-5630	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 E15FT OF LOT 8 & ALL LOT 9	1718 NW 32ND ST OKLAHOMA CITY
R051552500	QASYM QETESH M		1714 NW 32ND ST	OKLAHOMA CITY	OK	73118-3408	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOTS 10 & 11	1714 NW 32ND ST OKLAHOMA CITY
R051552510	SANCHEZ MARIA D M	ROMERO JORGE L	1712 NW 32ND ST	OKLAHOMA CITY	OK	73118-3408	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 LOT 12 & W 1/2 OF LOT 13	1712 NW 32ND ST OKLAHOMA CITY
R051552520	SOLIS MARTINEZ JOSUE	SOLIS YULISA DEL CARMEN	1710 NW 32ND ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	014	000	MILITARY PARK ADD 014 000 E 1/2 OF LOT 13 & ALL LOT 14	1710 NW 32ND ST OKLAHOMA CITY
R051556880	KEITH TERRY W		1801 NW 32ND ST	OKLAHOMA CITY	OK	73118-3409	MILITARY PARK ADD	036	000	MILITARY PARK ADD 036 000 LOTS 21 & 22	1805 NW 32ND ST OKLAHOMA CITY
R051556875	KEITH TERRY W		1801 NW 32ND ST	OKLAHOMA CITY	OK	73118-3409	MILITARY PARK ADD	036	000	MILITARY PARK ADD 036 000 LOTS 19 & 20	1801 NW 32ND ST OKLAHOMA CITY
R051552850	CAMELOT CAPITAL LLC		PO BOX 16103	OKLAHOMA CITY	OK	73113	MILITARY PARK ADD	015	000	MILITARY PARK ADD 015 000 LOTS 33 THRU 36 & S56FT OF LOTS 1 & 2	1731 NW 32ND ST OKLAHOMA CITY
R051552840	DARAKHSHAN MELODY G		2121 NW 159TH TER	EDMOND	OK	73013	MILITARY PARK ADD	015	000	MILITARY PARK ADD 015 000 LOTS 31 & 32	1725 NW 32ND ST OKLAHOMA CITY
R051552830	FREE REIGN PROPERTIES LLC		3208 NW 20TH ST	OKLAHOMA CITY	OK	73107-3004	MILITARY PARK ADD	015	000	MILITARY PARK ADD 015 000 LOTS 29 & 30	1721 NW 32ND ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-XXXX**  
**MASTER DESIGN STATEMENT**

**(10/24/2023)**



**PREPARED BY:**  
Fallon Brooks-Magnus, AIBD  
Jollybird Design  
*4312 N Classen Blvd.*  
*OKC, OK 73118*  
*(405) 655-8077*  
*fallon@jollybird.design*

# **SPUD-XXXX 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-2 Medium-Low Density Residential District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

**All uses within the R-2 base zoning district shall be permitted.**

2. **Maximum Building Height:**

Maximum building height shall be in accordance with the base zoning district.

3. **Minimum Lot Size:**

The minimum lot size within this SPUD shall be 2,800 square feet.

4. **Maximum Building Size:**

The minimum lot size within this SPUD shall be 1750 square feet.

**5. Maximum Number of Buildings:**

There shall be a maximum of one (1) building with five units within said building.

**6. Building Setback Lines:**

Front Yard: 10 feet, except garages shall be setback at least 20 feet from N Indiana Ave  
Rear Yard: 5 feet  
Side Yard: 5 feet

**7. Sight-proof Screenings:**

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

**8. Landscaping:**

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

**9. Signs:**

There shall be no signs within this SPUD.

**10. Access:**

Shall be permitted from a single drive or Parking Row from N. Indiana Ave. and a single drive from the alley.

**11. Sidewalks:**

Five (5) foot sidewalks shall be constructed along N Indiana Ave, subject to the policies and procedures of the Public Works Department 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:**

A minimum of 30% open space shall be preserved.

**3. Street Improvements:**

There shall be a paved alley off N. Indiana Ave. to provide access through the rear of the property.

**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:**

There shall be a total of five (5) parking spaces within this SPUD. Each garage space a minimum of 18 feet by 8 ½ feet may be calculated toward the parking requirements.

**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: Site Plan

Exhibit A

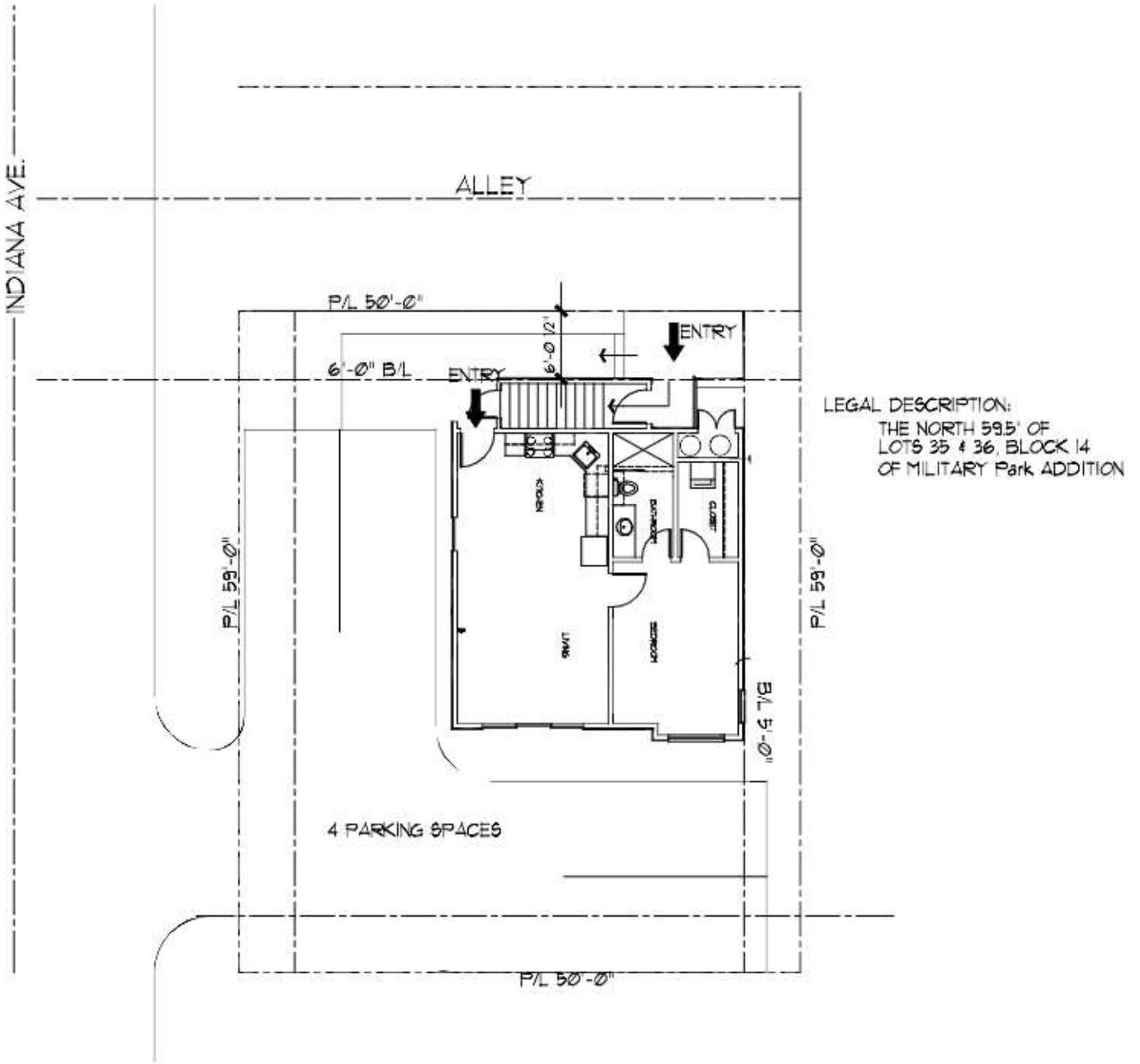
**Full Legal Description:**

MILITARY PARK ADD 014 000 N59.5FT LOTS 35 & 36

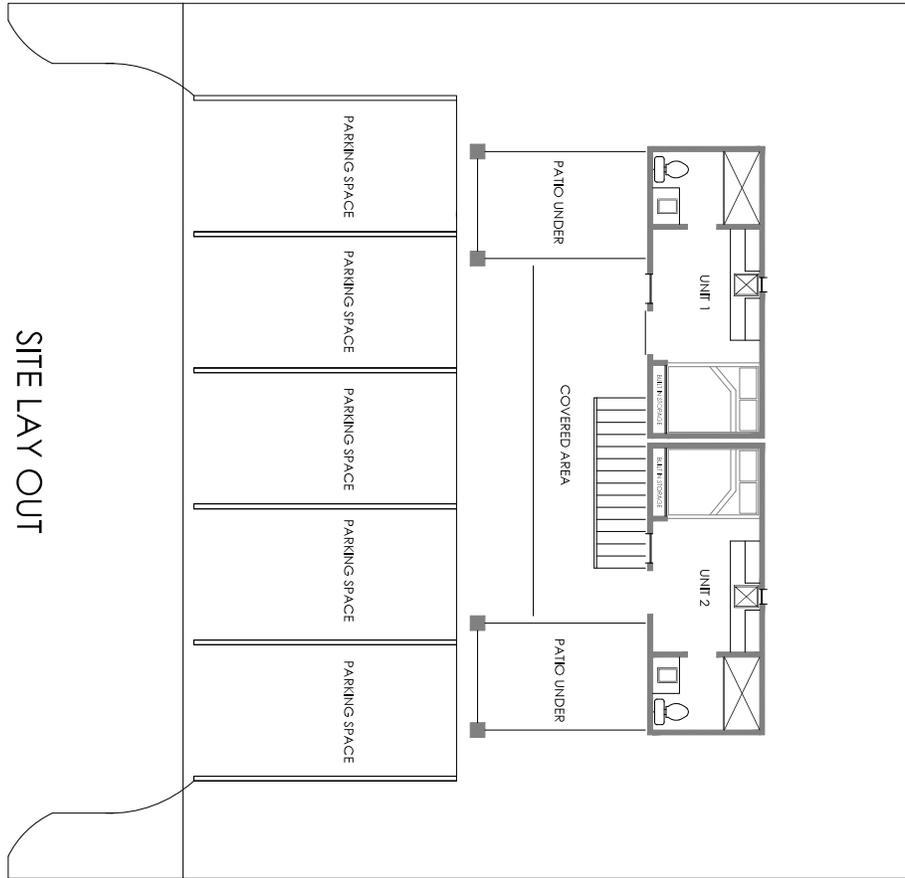
**From the deed:**

The North Fifty-Nine and Five-Tenths Feet (N59 5/10') of Lots THIRTY-FIVE (35) and THIRTY-SIX (36), in Block FOURTEEN (14), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma

Exhibit B



1 SITE PLAN  
A-1 1/4" = 1'



SHEET NUMBER

A-1

JOB

#2345

DRAWN BY

FRB

DATE

11/1/2023



**JollyBird**  
Home Design

4312 N Classen Blvd  
Oklahoma City, OK  
73118  
405.655.8077

MEMBER



AMERICAN INSTITUTE OF BUILDING DESIGN

PROJECT

Military Park Tiny Apartments Site Plan

3208 N Indiana Ave.,  
Oklahoma City 73118