



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

Eden Rose Dispensary

Project Name

3420 North May Avenue, Oklahoma City, OK 73112

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

SPUD with C3base zoning for Medical Marijuana Dispensary with hazardous processing

Summary Purpose Statement / Proposed Development

Staff Use Only:

1682

Case No.: SPUD

File Date: 9-17-24

Ward No.: W2

Nbhd. Assoc.: Venice NA

School District: OKC

Extg Zoning: C-3

Overlay:

0.57acres

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):

Ahadizadeh Family Trust

Name

3425 North May

Mailing Address

Oklahoma City, OK, 73112

City, State, Zip Code

405-473-6606

Phone

ssmarket@yahoo.com

Email

Robert Elliott

Digitally signed by Robert Elliott  
Date: 2024.08.01 09:39:40 -05'00'

Signature of Applicant

Robert Elliott

Applicant's Name (please print)

900 Northwest 6th Street

Applicant's Mailing Address

Oklahoma City, OK, 73106

City, State, Zip Code

405-272-0600

Phone

rob@elliottarchitects.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

# WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 1900544  
American Security Title Insurance Company

20190325010378790  
DEED 03/25/2019  
10:40:49 AM Book:13979  
Page:283 PageCount:1  
Filing Fee:\$13.00  
Doc. Tax:\$631.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

## Know All Men by These Presents:

\*and Diane Lynn Tucker Husband and wife

THAT, Jack Tucker parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto the Ahadizadeh Family Trust party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

A part of Block One (1), more particularly described as follows: to-wit: Beginning at the Northwest corner of said Block One (1); Thence East along the North line of said Block One (1) a distance of 142.03 feet; Thence North 82°38' East along the North line of said Block One (1) a distance of 159.28 feet to the Northeast corner of said Block One (1); Thence South along the East line of said Block One (1) a distance of 76.00 feet; Thence South 77°00' West a distance of 152.61 feet; Thence West a distance of 151.30 feet to a point on the West line of said Block One (1); Thence North along the West line of said Block One (1) a distance of 90 feet to the point or place of beginning, all being in STEVE PENNINGTON'S 3RD ADDITION, a subdivision in Oklahoma County, according to the recorded plat thereof, situated in Oklahoma County, State of Oklahoma.

TAX ID No.: 072260010

Grantee's Mailing Address: 3425 N. May, Oklahoma City, OK 73112

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 party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 15th day of March, 2019

Jack Tucker

Diane Lynn Tucker

1900544

Doc Stamps \$ 631.50

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of March, 2019, personally appeared, Jack Tucker and Diane Lynn Tucker, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Amie Witt

Commission Expires: August 09, 2020

## RETURN TO:

Oklahoma City Abstract & Title Co.  
4811 Gaillardia Pky, # 110  
Oklahoma City, OK 73142



LEGAL DESCRIPTION :

3420 North May Avenue, Oklahoma City, Ok 73118

LEGAL DESCRIPTION:

STEVE PENNINGTON 3RD ADDITION; BLOCK 1;

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1,

THENCE EAST 142.03 FEET,

THENCE 159.28 FEET NORTHWESTERLY,

THENCE 76.09 FEET SOUTH,

THENCE 152.61 FEET SOUTHWESTERLY,

THENCE WEST 151.30 FEET,

THENCE 90.0 FEET NORTH TO THE POINT OF BEGINNING.

0.57 Acres

Oklahoma County;

Oklahoma.

## LETTER OF AUTHORIZATION

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

By: JAEED AHAN ZAHEDI

Title : Owner \_\_\_\_\_

Date : August 1, 2024

LEGAL DESCRIPTION :

3420 North May Avenue, Oklahoma City, Ok 73118

**LEGAL DESCRIPTION:**

STEVE PENNINGTON 3RD ADDITION; BLOCK 1:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1,

THENCE EAST 142.03 FEET,

THENCE 159.28 FEET NORTHWESTERLY,

THENCE 76.09 FEET SOUTH,

THENCE 152.61 FEET SOUTHWESTERLY,

THENCE WEST 151.30 FEET,

THENCE 90.0 FEET NORTH TO THE POINT OF BEGINNING.

0.57 Acres

Oklahoma County;

Oklahoma.



# Larry Stein

## Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R072260010** 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.

Larry Stein  
Oklahoma County Assessor's  
Office



Ownership Radius Report

STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected, qualified and acting  
County Assessor, of the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300 foot radius report

Had in the office of the County Assessor  
on the 1st day of Aug, 2024.

Given under my hand and official seal this  
1st day of Aug, 2024.

County Assessor

K. Strayer

Deputy



**Oklahoma County Assessor's  
300ft Radius Report  
8/1/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R072260010	AHADIZADEH FAMILY TRUST	No Data	No Data	3425 N MAY	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	1	0	STEVE PENNINGTON 3RD BLK 001 LOT 000 BEG NW/C OF BLK 1 TH E142.03FT NELY159.28FT S76.09FT SWLY152.61FT W151.30FT N90FT TO BEG	3420 N MAY AVE OKLAHOMA CITY
R072261080	MORROW JEREMY W	No Data	No Data	2826 NW 34TH ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	7	13	STEVE PENNINGTON 3RD 007 013	2826 NW 34TH ST OKLAHOMA CITY
R072261070	FLINN TAYLOR	FLINN AARON	No Data	2820 NW 34TH ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	7	12	STEVE PENNINGTON 3RD 007 012	2820 NW 34TH ST OKLAHOMA CITY
R072261060	STITH RONALD K & MARCIA M TRS	STITH REV TRUST	No Data	2816 NW 34TH ST	OKLAHOMA CITY	OK	73112-7423	STEVE PENNINGTON 3RD	7	11	STEVE PENNINGTON 3RD 007 011	2816 NW 34TH ST OKLAHOMA CITY
R072261050	LARY KRISTEN	No Data	No Data	2810 NW 34TH ST	OKLAHOMA CITY	OK	73112-7423	STEVE PENNINGTON 3RD	7	10	STEVE PENNINGTON 3RD 007 010	2810 NW 34TH ST OKLAHOMA CITY
R072261040	PATTERSON TIFFANY	No Data	No Data	2806 NW 34TH ST	OKLAHOMA CITY	OK	73112-7423	STEVE PENNINGTON 3RD	7	9	STEVE PENNINGTON 3RD 007 009	2806 NW 34TH ST OKLAHOMA CITY
R072260020	MOORENOURI LLC	No Data	No Data	1300 N HARVEY AVE	OKLAHOMA CITY	OK	73103-3715	STEVE PENNINGTON 3RD	2	0	STEVE PENNINGTON 3RD 002 000 PT BLK 2 BEG SW/C SD BLK 2 TH N170.84FT E300FT S150FT TO SE/C SD BLK SWLY 162.53FT W138.81FT TO BEG	3508 N MAY AVE OKLAHOMA CITY
R072260820	COLLINS ANTIONETTE M & DUANE	No Data	No Data	2827 NW 34TH ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	6	18	STEVE PENNINGTON 3RD 006 018	2827 NW 34TH ST OKLAHOMA CITY
R072260830	CRAMER LYN M	No Data	No Data	2821 NW 34TH ST	OKLAHOMA CITY	OK	73112-7422	STEVE PENNINGTON 3RD	6	19	STEVE PENNINGTON 3RD 006 019	2821 NW 34TH ST OKLAHOMA CITY
R072260840	VUCIC JOSEPH	No Data	No Data	2817 NW 34TH ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	6	20	STEVE PENNINGTON 3RD 006 020	2817 NW 34TH ST OKLAHOMA CITY
R072260015	AMORPOUR MOHAMMAD	No Data	No Data	3725 NW 46TH ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	0	0	STEVE PENNINGTON 3RD 000 000 BEG AT SW/C OF BLK 1 TH N126FT E174.46FT ELY 128.84FT S126FT WLY 128.28FT W174.46FT TO BEG	3404 N MAY AVE OKLAHOMA CITY
R072260850	LOWERY JIM D	No Data	No Data	2811 NW 34TH ST	OKLAHOMA CITY	OK	73112-7422	STEVE PENNINGTON 3RD	6	21	STEVE PENNINGTON 3RD 006 021	2811 NW 34TH ST OKLAHOMA CITY
R072260860	PATEL GAURANGKUMAR	No Data	No Data	2807 NW 34TH ST	OKLAHOMA CITY	OK	73112-7422	STEVE PENNINGTON 3RD	6	22	STEVE PENNINGTON 3RD 006 022	2807 NW 34TH ST OKLAHOMA CITY
R072261090	WILLIAMS DENISE TRS	WILLIAMS DENISE TRUST	No Data	2823 NW 33RD ST	OKLAHOMA CITY	OK	73112-7418	STEVE PENNINGTON 3RD	7	14	STEVE PENNINGTON 3RD 007 014	2823 NW 33RD ST OKLAHOMA CITY



**Oklahoma County Assessor's  
300ft Radius Report  
8/1/2024**

R072261100	BLAKER CHARLENE	No Data	No Data	2819 NW 33RD ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 3RD	7	15	STEVE PENNINGTON 3RD 007 015	2819 NW 33RD ST OKLAHOMA CITY
R072261110	MCDONALD ERIC C	MCDONALD DANIELLE L	No Data	2815 NW 33RD ST	OKLAHOMA CITY	OK	73112-7418	STEVE PENNINGTON 3RD	7	16	STEVE PENNINGTON 3RD 007 016	2815 NW 33RD ST OKLAHOMA CITY
R072261120	ATWOOD JOE & KRISTIN	No Data	No Data	2805 NW 33RD ST	OKLAHOMA CITY	OK	73112-7418	STEVE PENNINGTON 3RD	7	0	STEVE PENNINGTON 3RD 007 000 LOTS 17 & 18	2805 NW 33RD ST OKLAHOMA CITY
R072260008	LQ PHAM LLC	No Data	No Data	8600 NW 106TH ST	OKLAHOMA CITY	OK	73162	STEVE PENNINGTON 3RD	1	0	STEVE PENNINGTON 3RD 001 000 BEG 126FT N OF SW/C OF BLK 1 TH E174.46FT ELY 128.84FT N104.35FT WLY 152.61FT W151.30FT S99FT TO BEG	3416 N MAY AVE OKLAHOMA CITY
R053101950	FAMILY PARTNERS LLC	No Data	No Data	1806 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	STEVE PENNINGTON 2ND	3	0	STEVE PENNINGTON 2ND 003 000 EX 15FT N&S & 15FT E&W ON E SIDE	3316 N MAY AVE OKLAHOMA CITY
R053101650	HAGGARD B LAVANCHE TRS	HAGGARD TRUST	No Data	2824 NW 33RD ST	OKLAHOMA CITY	OK	73112-7419	STEVE PENNINGTON 2ND	2	4	STEVE PENNINGTON 2ND 002 004	2824 NW 33RD ST OKLAHOMA CITY
R053101600	NGUYEN ANTHONY T	NGUYEN YEN N	No Data	2818 NW 33RD ST	OKLAHOMA CITY	OK	73112-7419	STEVE PENNINGTON 2ND	2	3	STEVE PENNINGTON 2ND 002 003	2818 NW 33RD ST OKLAHOMA CITY
R072260022	LM REAL ESTATE COMPANY LLC	No Data	No Data	PO BOX 22845	OKLAHOMA CITY	OK	73123	STEVE PENNINGTON 3RD	2	0	STEVE PENNINGTON 3RD 002 000 PT OF BLK 2 BEG AT NW/C TH E150FT S150FT W150FT N150FT TO BEG	3520 N MAY AVE OKLAHOMA CITY
R072260018	MOORENOURI LLC	No Data	No Data	1300 N HARVEY AVE	OKLAHOMA CITY	OK	73103-3715	STEVE PENNINGTON 3RD	2	0	STEVE PENNINGTON 3RD 002 000 PT OF BLK 2 BEG AT NE/C TH S150FT W150FT N150FT E150FT TO BEG	2834 NW 35TH ST OKLAHOMA CITY
R072260810	EFFINGER SHERMAN & SYLVIA	No Data	No Data	2824 NW 35TH ST	OKLAHOMA CITY	OK	73112-7427	STEVE PENNINGTON 3RD	6	17	STEVE PENNINGTON 3RD 006 017	2824 NW 35TH ST OKLAHOMA CITY
R053101550	WILCOX JANICE ELAINE	No Data	No Data	2804 NW 33RD ST	OKLAHOMA CITY	OK	73112	STEVE PENNINGTON 2ND	2	0	STEVE PENNINGTON 2ND 002 000 W5FT LOT 1 & ALL LOT 2	2804 NW 33RD ST OKLAHOMA CITY
R072260800	MORRIS WILLIAM & SHERRY	No Data	No Data	2820 NW 35TH ST	OKLAHOMA CITY	OK	73112-7427	STEVE PENNINGTON 3RD	6	16	STEVE PENNINGTON 3RD 006 016	2820 NW 35TH ST OKLAHOMA CITY
R072260790	GIMPEL ROBERT J & ZOHREH MAKIPOUR TRS	GIMPEL LIVING TRUST	No Data	19521 TAGGERT DR	EDMOND	OK	73012	STEVE PENNINGTON 3RD	6	15	STEVE PENNINGTON 3RD 006 015	2816 NW 35TH ST OKLAHOMA CITY
R072260780	WHITE OAK CANYON LLC	No Data	No Data	PO BOX 721369	OKLAHOMA CITY	OK	73172-1369	STEVE PENNINGTON 3RD	6	14	STEVE PENNINGTON 3RD 006 014 STEVE PENNINGTON 4TH 009 000 BEG AT NE/C TH S117FT W248FT TO A PT IN W LINE 121FT S OF NW/C TH N121FT E248FT TO BEG	2812 NW 35TH ST OKLAHOMA CITY
R072296050	HAGGARDS MAY FUNITURE COMPANY	No Data	No Data	3415 N MAY AVE	OKLAHOMA CITY	OK	73112-6904	STEVE PENNINGTON 4TH	9	0		3415 N MAY AVE OKLAHOMA CITY



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8/1/2024**

R072296000	AHADIZADEH FAMILY TRUST	No Data	No Data	5328 WINDWARD WAY	EDMOND	OK	73013-8626	STEVE PENNINGTON 4TH	8	0	STEVE PENNINGTON 4TH 008 000 S138FT	3425 N MAY AVE OKLAHOMA CITY
R072296100	OKC PRIME INVESTMENTS LLC	No Data	No Data	23901 CALABASAS RD STE 1050	CALABASAS	CA	91302	STEVE PENNINGTON 4TH	9	0	STEVE PENNINGTON 4TH 009 000 BEG 117FT S OF NE/C TH W248FT TO A PT IN W LINE 121FT S OF NW/C S117FT E TO SE/C N121FT TO BEG	3401 N MAY AVE OKLAHOMA CITY
R052530060	HEQAZI HESHAM IBRAHIM	No Data	No Data	7727 NW 115TH	OKLAHOMA CITY	OK	73162	RAVENSWOOD ADDITION	1	0	RAVENSWOOD ADDITION 001 000 LOTS 1 THRU 4	3337 N MAY AVE OKLAHOMA CITY
R072294050	FORUM INVESTMENTS LLC	No Data	No Data	PO BOX 471035	TULSA	OK	74147-1035	STEVE PENNINGTON 4TH	5	0	STEVE PENNINGTON 4TH 005 000	3515 N MAY AVE OKLAHOMA CITY
R072296010	PANGERFE LLC	No Data	No Data	3429 N MAY AVE	OKLAHOMA CITY	OK	73112-6925	STEVE PENNINGTON 4TH	8	0	STEVE PENNINGTON 4TH 008 000 N100FT	3429 N MAY AVE OKLAHOMA CITY







THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-**  
**EDEN ROSE 3420 NORTH MAY AVENUE**  
**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY:**

ELLIOTT ARCHITECTS !  
ROB ELLIOTT  
900 NW 6<sup>TH</sup> STREET  
OKLAHOMA CITY, OK, 73106  
405-272-0600  
rob@elliottarchitects.com



# **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

## **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulations of the **C-3, Neighborhood Commercial and include I-1, Light Industrial Use Unit 8350.8** (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:

All uses allowed in the C-3, Neighborhood Commercial District

8350.8 : Light Industrial

2. **Maximum Building Height:** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building height shall be per C-3 Neighborhood Commercial District regulations, and in accordance with the base zoning district.

3. **Maximum Building Size:** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building size shall be per C-3 Neighborhood Commercial District regulations.
4. **Maximum Number of Buildings :** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum number of buildings shall be per C-3 Neighborhood Commercial District regulations.
5. **Building Setback Lines :** The building setbacks of the existing structures shall be deemed to conform with applicable regulations. In the event of a new structure, the C-3 base zoning requirements for building setbacks shall apply.
6. **Sight-proof Screening:** The existing site-proof fencing shall be deemed to conform with applicable regulations. In the event of new structure, sight-proof screen fence is required where the property is adjacent to residentially zoned property or use. No less than a six-foot and no greater than a eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood or any combination thereof and shall be solid and opaque.
7. **Landscaping:** The existing landscaping shall be permitted to remain and shall be deemed to conform to applicable regulations. In the event of a new structure, landscaping shall meet all requirements of the City of Oklahoma city's Landscaping Ordinance in place at the time of development.
8. **Signs:** The existing signs and attached signage shall be permitted to remain and shall be deemed to conform to applicable regulations.
  - 8.1 **Free standing accessory signs :** Any new freestanding signs shall be per base zoning. No pole signs will be allowed.
  - 8.2 **Attached signs :** Any new attached signs shall be per base zoning.
  - 8.3 **Non-Accessory Signs :** None allowed.
  - 8.4 **Electronic Message Display signs :** None allowed.

9. **Access:** One (1) access drive from North May Avenue will be allowed, and one access drive from Northwest 34<sup>th</sup> Street will be allowed.
10. **Sidewalks :** In the event of a new structure, five-foot sidewalks shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA requirements.

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

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry, decorative concrete masonry units, or architectural metal; and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; pre-finished metal roofing or composition shingle roof shall be allowed with a minimum 6:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if re-modeled, shall conform to the architecture regulations of this SPUD.
2. **Open Space:** NA
3. **Street Improvements:** N/A
4. **Site Lighting:** The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:** Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.  
  
Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

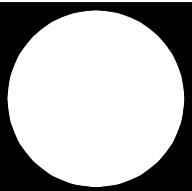
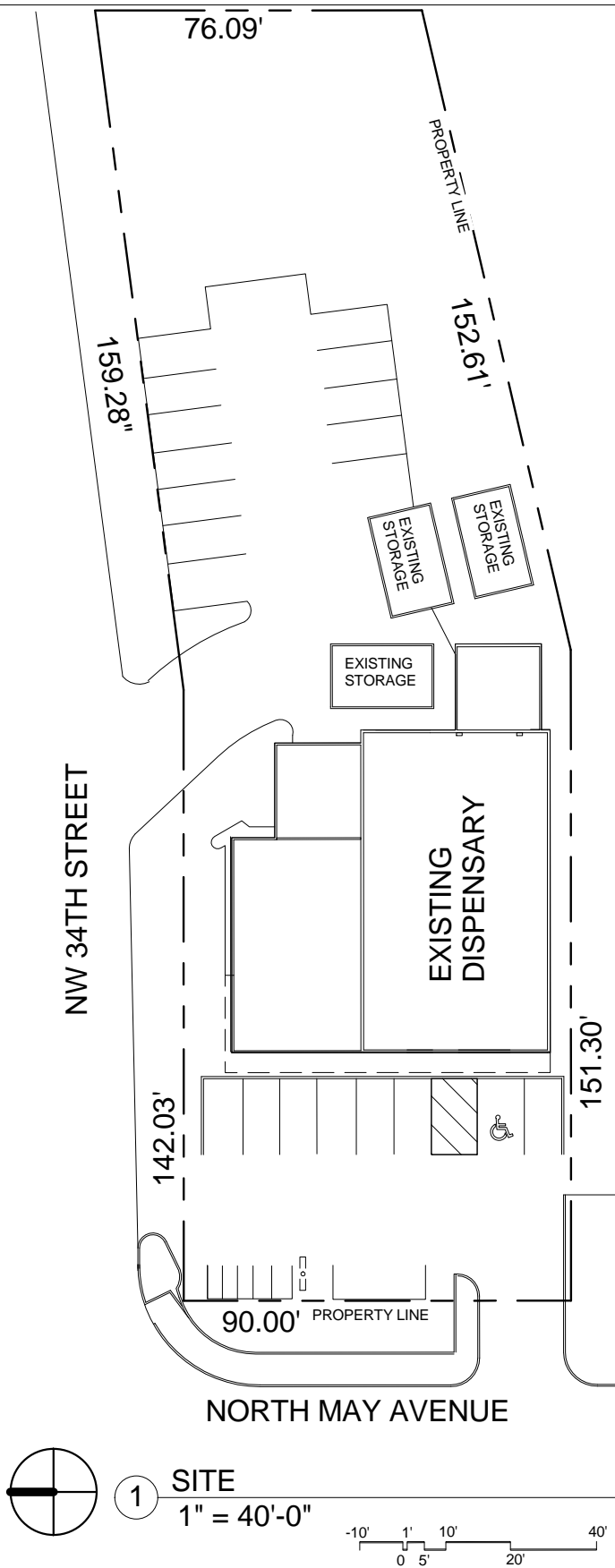


6. **Parking:** The existing parking facilities are permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD 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



# 3420 NORTH MAY AVENUE MASTER DEVELOPMENT SITE PLAN

22245
07/31/2024
A1.2