



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
ROBINSON FOURPLEX

Project Name

2820 N. ROBINSON AVE, lot 13, Block 28 of the Jefferson
Park 2 Addition, OKLAHOMA COUNTY

Address / Location of Property (Provide County name & parcel no. if unknown)
NEW CONSTRUCTION OF (2) TWO FAMILY DWELLING STRUCTURES
AND (1) DETACHED 3 CAR GARAGE WITH ONE CARPORT SPACE

Summary Purpose Statement / Proposed Development

Staff Use Only:	1655
Case No.: SPUD	6-27-24
File Date:	W2
Ward No.:	Jefferson Park NA
Nbhd. Assoc.:	OKC
School District:	R-4
Extg Zoning:	HL / UC
Overlay:	

7000 sq feet

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):

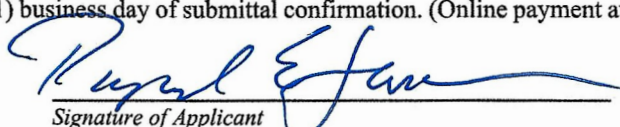
Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

RAYMOND E JACOBS

Applicant's Name (please print)

PO BOX 18209

Applicant's Mailing Address

OKLAHOMA CITY, OK 73154

City, State, Zip Code

405-620-1794

Phone

monty@jacobsgc.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.

STEWART TITLE OF OKLAHOMA, INC
701 N. BROADWAY, SUITE 300
OKLAHOMA CITY, OK 73102

2022022201026943 B: 15067 P: 1453
02/22/2022 09:16:25 AM Pgs: 1
Fee: \$18.00 Doc Stamp: \$240.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1580905
Stewart Title Guaranty Company



Certified True Copy
MARIESSA TREAT, COUNTY CLERK
Oklahoma County, Oklahoma
22nd day of June 2022

Marieessa Treat

Know All Men by These Presents:

THAT, **Waller Homes, LLC and Melissa Hooper, a single person**, 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 **Raymond Jacobs, a single person**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Thirteen (13), in Block Twenty-eight (28), of Second Jefferson Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 046927100

Grantee's Mailing Address: PO Box 18209, OKC, OK 73154

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, his 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.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 16th day of February, 2022

Waller Homes, LLC

Brandon Waller
Brandon Waller, Manager

Melissa Hooper
Melissa Hooper

1580905 NH
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 February, 2022, personally appeared, Melissa Hooper, a single person, and Brandon Waller, to me well known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Aminda Black
Notary

Commission Expires: *Stamp*



RETURN TO:
Stewart Title of Oklahoma, Inc.
5551 N Classen Blvd, Suite 100
Oklahoma City, OK 73118

Filing Fees: \$18.00
Doc Stamps: \$240.00

EXHIBIT A

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 21, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. More specifically described as:


All of lot 13, Block 28 of the Jefferson Park 2 Addition in Oklahoma City, Oklahoma County Oklahoma.

LETTER OF AUTHORIZATION

I, Raymond E Jacobs authorize, Klaas Reimann-Phillip
to make application for municipal approvals and do all things necessary for
the advancement of such application with respect to the property at the
following location:

2820 N. Robinson Avenue,

lot 13, Block 28 of the Jefferson Park 2 Addition, Oklahoma City, Oklahoma County

By: 

Title: owner

Date: 6-25-24

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R046927100** 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 }
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 300 Franchises report
filed in the office of the County Assessor
on the 25th day of June, 2024
Given under my hand and official seal this
25th day of June, 2024

County Assessor

K. Strayer

Deputy



**Oklahoma County Assessor's
300ft Radius Report
6/25/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R046928090	CHEONG JENSEN	No Data	No Data	6132 69TH PL	MIDDLE VILLAGE	NY	11379	JEFFERSON PARK 2ND	28	22	JEFFERSON PARK 2ND 028 022	115 NW 27TH ST OKLAHOMA CITY
R046927980	B & C PROPERTY INVESTMENTS LLC	No Data	No Data	7101 NW EXPRESSWAY STE 740	OKLAHOMA CITY	OK	73132	JEFFERSON PARK 2ND	28	21	JEFFERSON PARK 2ND 028 021	117 NW 27TH ST OKLAHOMA CITY
R046927870	TALAR ALEXANDRE BAMPA & JENNIFER	No Data	No Data	121 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND	28	20	JEFFERSON PARK 2ND 028 020	121 NW 27TH ST OKLAHOMA CITY
R046927760	LAM KEVIN	LAM JASON	No Data	382 NE 191ST ST, Unit 97698	MIAMI	FL	33179	JEFFERSON PARK 2ND	28	19	JEFFERSON PARK 2ND 028 019	125 NW 27TH ST OKLAHOMA CITY
R046605940	OKLAHOMA MENTAL HEALTH COUNCIL	DBA RED ROCK MENTAL HEALTH CTR	No Data	4400 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105-5104	JEFFERSON PARK ADD	17	4	JEFFERSON PARK ADD 017 004 E100FT	2801 N ROBINSON AVE OKLAHOMA CITY
R046605920	SOUTHER PETER & DEBRA	No Data	No Data	207 NW 27TH ST	OKLAHOMA CITY	OK	73103-3007	JEFFERSON PARK ADD	17	4	JEFFERSON PARK ADD 017 004 W50FT	207 NW 27TH ST OKLAHOMA CITY
R046927430	WOODROW LAUREN Q	No Data	No Data	2808 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-4121	JEFFERSON PARK 2ND	28	16	JEFFERSON PARK 2ND 028 016	2808 N ROBINSON AVE OKLAHOMA CITY
R046927320	STRICKLAND COLIN KEVIN	No Data	No Data	2812 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND	28	15	JEFFERSON PARK 2ND 028 015	2812 N ROBINSON AVE OKLAHOMA CITY
R046605900	ROBERTS NAOMI	MCCUAN MICHAEL & SHARLENE	No Data	22011 SOMERTON LN	SAN ANTONIO	TX	78260	JEFFERSON PARK ADD	17	3	JEFFERSON PARK ADD 017 003	2813 N ROBINSON AVE OKLAHOMA CITY
R046927210	BASLINE PROPERTIES LLC	No Data	No Data	PO BOX 6922	EDMOND	OK	73083	JEFFERSON PARK 2ND	28	14	JEFFERSON PARK 2ND 028 014	2816 N ROBINSON AVE OKLAHOMA CITY
R046605880	ROBERTS NAOMI	MCCUAN MICHAEL & SHARLENE	No Data	22011 SOMERTON LN	SAN ANTONIO	TX	78260-3529	JEFFERSON PARK ADD	17	2	JEFFERSON PARK ADD 017 002	0 UNKNOWN OKLAHOMA CITY
R046605860	BEADLE CHRISTOPHER G	VALENTINE BLAIR J	MAY BROOKE L	2821 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-4120	JEFFERSON PARK ADD	17	1	JEFFERSON PARK ADD 017 001	2821 N ROBINSON AVE OKLAHOMA CITY
R046606120	WAGGENER DENNIS GENE	No Data	No Data	212 NW 28TH ST	OKLAHOMA CITY	OK	73103-3010	JEFFERSON PARK ADD	17	13	JEFFERSON PARK ADD 017 013	212 NW 28TH ST OKLAHOMA CITY
R046606100	VARNUM JAMES	No Data	No Data	218 NW 28TH ST	OKLAHOMA CITY	OK	73103-3010	JEFFERSON PARK ADD	17	12	JEFFERSON PARK ADD 017 012	218 NW 28TH ST OKLAHOMA CITY
R046926760	FRANKLIN CLARENCE W	No Data	No Data	11205 N MCKINLEY AVE	OKLAHOMA CITY	OK	73114-7115	JEFFERSON PARK 2ND	28	9	JEFFERSON PARK 2ND 028 009	112 NW 28TH ST OKLAHOMA CITY
R046926870	SOL LLC	No Data	No Data	915 NW 30TH ST	OKLAHOMA CITY	OK	73118	JEFFERSON PARK 2ND	28	10	JEFFERSON PARK 2ND 028 010	116 NW 28TH ST OKLAHOMA CITY
R046926980	ELAM STELLA M	No Data	No Data	124 NW 28TH ST	OKLAHOMA CITY	OK	73103-4112	JEFFERSON PARK 2ND	28	11	JEFFERSON PARK 2ND 028 011	120 NW 28TH ST OKLAHOMA CITY
R046927090	ELAM STELLA M	No Data	No Data	124 NW 28TH ST	OKLAHOMA CITY	OK	73103-4112	JEFFERSON PARK 2ND	28	12	JEFFERSON PARK 2ND 028 012	124 NW 28TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
6/25/2024**

R046927100	JACOBS RAYMOND	No Data	No Data	PO BOX 18209	OKLAHOMA CITY	OK	73154	JEFFERSON PARK 2ND	28	13	JEFFERSON PARK 2ND 028 013	2820 N ROBINSON AVE OKLAHOMA CITY
R046607700	BILLINGS BLAKE & SARAH	No Data	No Data	2903 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	22	6	JEFFERSON PARK ADD 022 006	2903 N ROBINSON AVE OKLAHOMA CITY
R046607720	MATHERLY JAMES EDWARD III	RICHARDS DEBORAH	No Data	1320 BROOKSIDE DR	NORMAN	OK	73072	JEFFERSON PARK ADD	22	7	JEFFERSON PARK ADD 022 007	2900 N HARVEY PKWY OKLAHOMA CITY
R046927650	DOBOSZ MAREK & ANNA	No Data	No Data	1805 OAK FOREST DR	EDMOND	OK	73025	JEFFERSON PARK 2ND	28	18	JEFFERSON PARK 2ND 028 018	2800 N ROBINSON AVE OKLAHOMA CITY
R046924760	MILEY NOMA D GURICH & JOHN E	No Data	No Data	2900 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-4123	JEFFERSON PARK 2ND	27	0	JEFFERSON PARK 2ND 027 000 LOTS 16 & 17 PLUS 1/2 VACATED ALLEY ADJ LTS ON E	2900 N ROBINSON AVE OKLAHOMA CITY
R046927540	SAPPHIRE PROPERTIES LLC	No Data	No Data	5830 NW EXPRESSWAY STE 137	OKLAHOMA CITY	OK	73132	JEFFERSON PARK 2ND	28	17	JEFFERSON PARK 2ND 028 017	2804 N ROBINSON AVE OKLAHOMA CITY
R046607680	COWIES HOLDINGS LLC	No Data	No Data	PO BOX 18736	OKLAHOMA CITY	OK	73154-0736	JEFFERSON PARK ADD	22	5	JEFFERSON PARK ADD 022 005	2907 N ROBINSON AVE OKLAHOMA CITY
R046605960	BILLUPS DORION L	No Data	No Data	215 NW 27TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	17	5	JEFFERSON PARK ADD BLK 017 LOT 000 E46FT OF LOT 5	215 NW 27TH ST OKLAHOMA CITY
R046605980	DERICHSEWILER MARK & VIRGINIA S SHIELDS	No Data	No Data	217 NW 27TH ST	OKLAHOMA CITY	OK	73103-3007	JEFFERSON PARK ADD	17	0	JEFFERSON PARK ADD 017 000 W54FT LOT 5 & E10FT LOT 6	217 NW 27TH ST OKLAHOMA CITY
R046924870	SK1 LTD CO	No Data	No Data	PO BOX 58036	OKLAHOMA CITY	OK	73157	JEFFERSON PARK 2ND	27	18	JEFFERSON PARK 2ND 027 018	125 NW 28TH ST OKLAHOMA CITY
R046924980	WHITFIELD DERRIL WAYNE	No Data	No Data	121 NW 28TH ST	OKLAHOMA CITY	OK	73103-4111	JEFFERSON PARK 2ND	27	19	JEFFERSON PARK 2ND 027 019	121 NW 28TH ST OKLAHOMA CITY
R046925090	FITZPATRICK LEANNE & DEREK	No Data	No Data	117 NW 28TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND	27	20	JEFFERSON PARK 2ND 027 020	117 NW 28TH ST OKLAHOMA CITY
R046925100	SMITH LEVI J	No Data	No Data	115 NW 28TH ST	OKLAHOMA CITY	OK	73103-4111	JEFFERSON PARK 2ND	27	21	JEFFERSON PARK 2ND 027 021	115 NW 28TH ST OKLAHOMA CITY
R046607740	VALLEJO VINCENT R	No Data	No Data	PSC 470 BOX 3217	FPO	AP	96534-0033	JEFFERSON PARK ADD	22	8	JEFFERSON PARK ADD 022 008	2908 N HARVEY PKWY OKLAHOMA CITY
R046924540	LOPEZ KENDALL & ANDREA	No Data	No Data	2908 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND	27	15	JEFFERSON PARK 2ND 027 015	2908 N ROBINSON AVE OKLAHOMA CITY
R046607660	WANG XIA QIN	HE XIAO	HE YOU MING	126 NW 32ND ST	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	22	4	JEFFERSON PARK ADD 022 004	2911 N ROBINSON AVE OKLAHOMA CITY
R046924430	MURRAY ANNE M	BATCHELDER NATHANIEL H III	No Data	2912 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-4123	JEFFERSON PARK 2ND	27	14	JEFFERSON PARK 2ND 027 014	2914 N ROBINSON AVE OKLAHOMA CITY
R046607640	WANG XIA QIN	HE YOU MING	No Data	126 NW 32ND ST	OKLAHOMA CITY	OK	73118-8824	JEFFERSON PARK ADD	22	3	JEFFERSON PARK ADD 022 003	2915 N ROBINSON AVE OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
6/25/2024**

R046924320	TUCKER ANDRE	No Data	No Data	1128 NW 33RD ST	OKLAHOMA CITY	OK	73118-5652	JEFFERSON PARK 2ND	27	13	JEFFERSON PARK 2ND 027 013 PLUS W10FT OF VACATED ALLEY ADJ LT 13 ON E	2916 N ROBINSON AVE OKLAHOMA CITY
R046924100	EDGIN THOMAS H	No Data	No Data	120 NW 29TH ST	OKLAHOMA CITY	OK	73103-4116	JEFFERSON PARK 2ND	27	11	JEFFERSON PARK 2ND 027 011	124 NW 29TH ST OKLAHOMA CITY
R046924090	EDGIN THOMAS H	No Data	No Data	120 NW 29TH ST	OKLAHOMA CITY	OK	73103-4116	JEFFERSON PARK 2ND	27	10	JEFFERSON PARK 2ND 027 010	120 NW 29TH ST OKLAHOMA CITY
R046923980	116 NW 29TH LLC	No Data	No Data	1219 CLASSEN DR	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND	27	9	JEFFERSON PARK 2ND 027 009	116 NW 29TH ST OKLAHOMA CITY
R046923870	PHILLIPS FAMILY REV TRUST	No Data	No Data	112 NW 29TH ST	OKLAHOMA CITY	OK	73103-4116	JEFFERSON PARK 2ND	27	8	JEFFERSON PARK 2ND 027 008	112 NW 29TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-0000
MASTER DESIGN STATEMENT

Submission Date - 06.26.2024

PREPARED BY:

Philipp Architect, PLLC
Klaas Reimann-Philipp
2801 N Hudson Ave.
Oklahoma City, OK 73103
405.365.1500
klaas@philipparchitect.com

SPUD-0000 MASTER DESIGN STATEMENT

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

I. Special Development Regulations:

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

1. This site will be developed in accordance with the regulation of the **R-4 General Residential, and HL - Jefferson Park District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- | | |
|-----------|---|
| (8200.14) | Single Family Residential |
| (8200.12) | Multiple-Family Residential |
| (8200.15) | Three – and Four- Family Residential |
| (8200.16) | Two-Family Residential |
| (8250.3) | Community Recreation: Property Owners Association |

And any uses allowed in the OKC Municipal code for R-4 General Residential and Jefferson Park Historic Landmark District regulations.

2. **Maximum Building Height:** 2 ½ Stories or 35' building height
3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage.

4. **Maximum Number of Buildings:** Up to two (2) main buildings/SPUD area and one detached garage.

5. Building Setback Lines

South:	5' (property line along adjacent to neighbor)
East:	0' (property line adjacent to alley)
North:	0' (property line NW 28 th St.)
West:	25' (property line along N Robinson Ave.)
Internal	0' – between internally divided parcels

6. **Minimum Lot Size:** 2,500 square feet

7. **Minimum Lot Width:** 50' facing street right of way (either N Robinson or NW 28th St.)

8. **Density:** 4 DU/SPUD Area

9. **Minimum Distance Between Buildings:** 3'

10. **Sight-proof Screening:** Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2010, as amended.

11. **Landscaping:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2010, as amended.

12. **Signs:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2010, as amended

13. **Access:** The subject parcel may take access by a maximum of one (1) drive from NW 28th St. and one (1) drive from N Robinson Ave.

14. **Sidewalks:** Subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. **Open Space:** 25% of SPUD area shall remain open space with open space defined as any space that isn't building footprint or used for parking as defined in section 59-10250.8B (1) of the Oklahoma City Municipal Code, 2010, as amended.
2. **Parking:** The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2010, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage or off-street shall be a minimum of 8½ feet wide by 18 feet deep and that a carport may be constructed so long as it's largely screened from view.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Survey

Exhibit C: Conceptual Site Plan

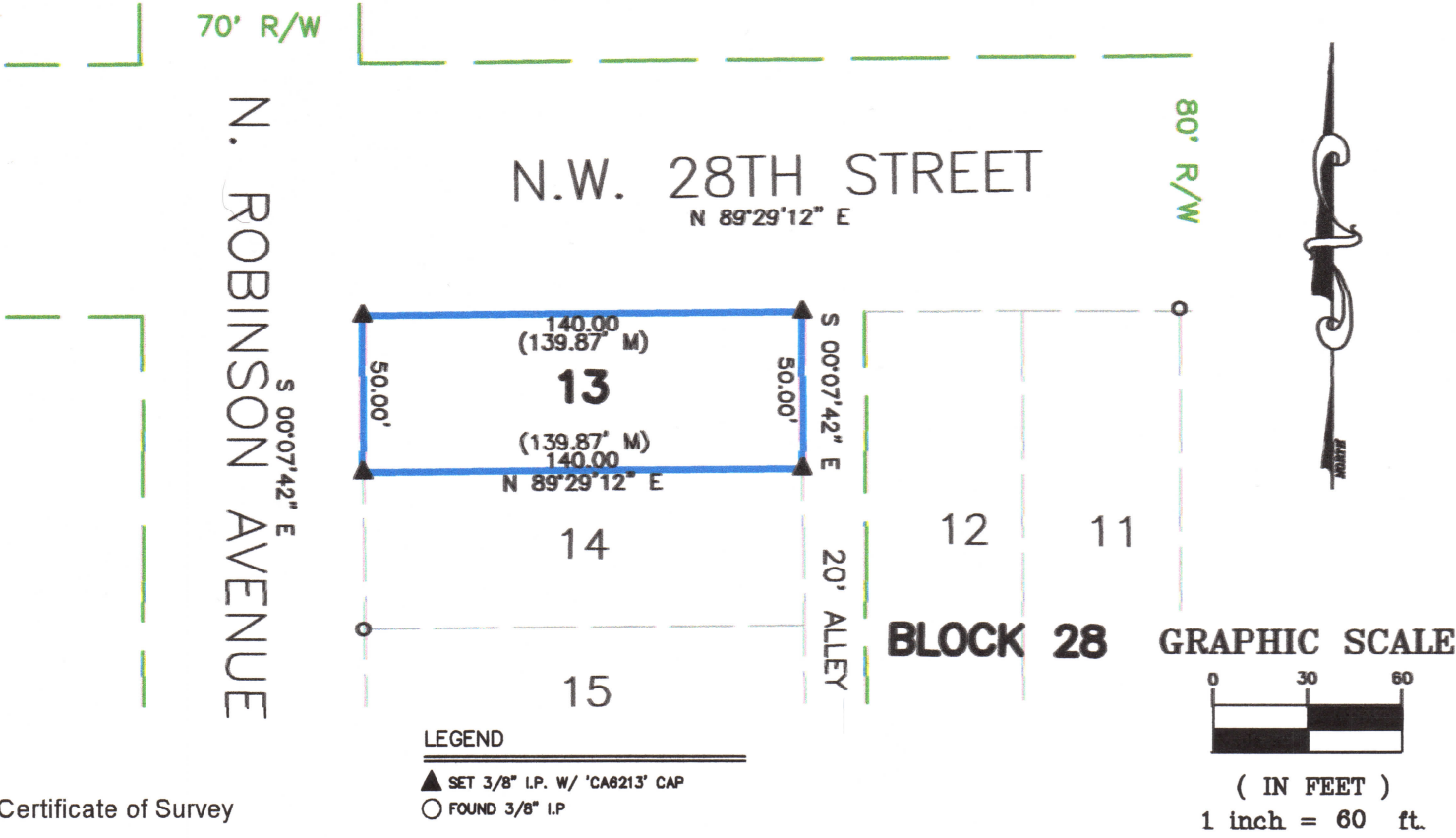
EXHIBIT A

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 21, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. More specifically described as:

All of lot 13, Block 28 of the Jefferson Park 2 Addition in Oklahoma City, Oklahoma County Oklahoma.

SECOND JEFFERSON PARK ADDITION



Certificate of Survey

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth below, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal description as described in the Warranty Deed filed in Book 15067, Page 1453, in the Office of the Oklahoma County Clerk:

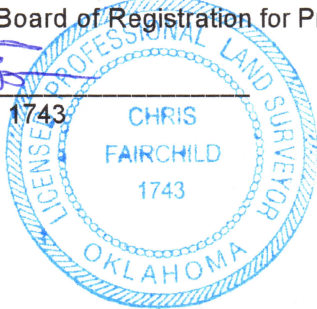
Lot Thirteen (13), in Block Twenty-eight (28), of SECOND JEFFERSON PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said tract of land has an area of 7,000 sq. feet, or 0.1607 acres more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

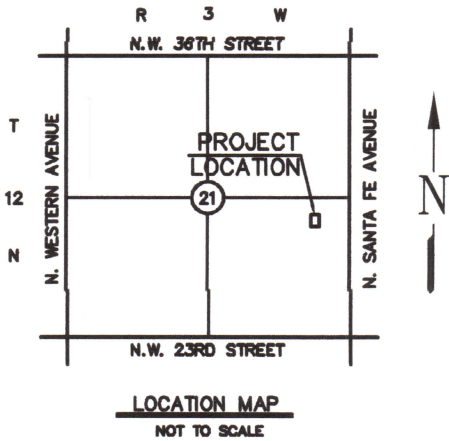
Chris Fairchild, P.L.S. 1743

3/4/24
Date



Notes

- 1. The bearing of South 00°07'42" East as shown heron for the West line of said Block Twenty-eight (28) was used as the basis of bearing for this survey. The bearing was derived from an autonomous GPS OK North State Plane grid observation between property corner monuments found at the Southwest corners of Lot Fourteen (14) and Seventeen (17) in said Block Twenty-eight (28).
- 2. A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.



2820 Robinson Street

Boundary/Split Survey

A B

SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #8213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone - chris@absurveyingok.com
All rights reserved under copyright.

Project No: 1455-2
Drawn By: CJF
DWG File: 2820 N Robinson St

Field Date 3/4/24
Party Chief: RBW
Survey File: 1455-2-3-4

Scale: 1"=60'
Revisions:
Sheet: 1 of 1

ROBINSON MULTI-FAMILY

ADDRESS:

2820 N ROBINSON ST.
OKC, OK 73103

SUBMISSIONS

2 06.25.2024

SHEET:

EXHIBIT C

CONCEPTUAL SITE PLAN

