



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	1663
Case No.: SPUD	_____
File Date:	7-11-24
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	Putnam City
Extg Zoning:	SPUD-79
Overlay:	_____

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

7900 N MacArthur SPUD

Project Name

7900 N MacArthur Blvd.

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

18,300

ReZoning Area (Acres or Square Feet)

The current business will continue operation. The SPUD will allow for adjustments of the current building.

Summary Purpose Statement / Proposed Development

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):

Nin Lo

Name

9503 N MacArthur Blvd.

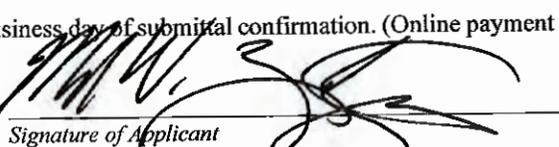
Mailing Address

Oklahoma City, OK, 73162

City, State, Zip Code

Phone

Email



Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

Return To:
Stewart Abstract & Title
701 North Broadway, Suite 300
Oklahoma City, OK 73102
GF 12100438



20121231011709890
12/31/2012 11:18:54 AM
Bk: RE12134 Pg: 1036 Pgs: 4 BFFD
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Mayburn Cecil Nave, Jr. and Nancy Ann Nave, Husband and Wife, Grantors, in consideration of TEN and NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Nin Lo, Grantee, having a mailing address of 9503 N. MacArthur, Oklahoma City, OK 73162, the real property located in Oklahoma County, Oklahoma, and described as:

See attached Exhibit "A"

together with all improvements thereon, water rights and oil, gas and other mineral interests, if any, which may lie under the land, and all rights, easements and appurtenances thereunto belonging, and warrant the title to the same to be free and clear of all grants, conveyances, easement, claims, charges, taxes, judgments, mortgages, liens, restrictions, covenants, and other encumbrances of whatsoever nature granted by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the said Grantee, Grantee's successors and assigns forever.

EXECUTED this 26th day of December, 2012.

Mayburn Cecil Nave, Jr.

Nancy Ann Nave

ACKNOWLEDGEMENT

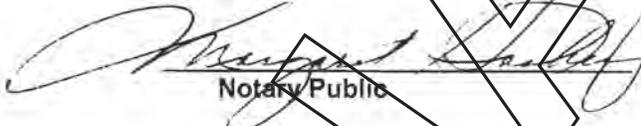
STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

) SS:
)

On this 26th day of December, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mayburn Cecil Nave, Jr. and Nancy Ann Nave, Husband and Wife, to me known to be the identical persons who

subscribed their names to the within and foregoing instrument and acknowledged to me that they executed the same as 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

UNOFFICIAL

EXHIBIT "A"

A part of Lot B in Block Three (3), in Lakeshore Estates Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the South line of said Lot B a distance of 187.00 feet West of the Southeast Corner of said Lot B, said point being 50.00 feet North and 699.87 feet East of the Southwest Corner of the Southwest Quarter of Section Thirty-four (34), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian; Thence South $89^{\circ}51'04''$ West on the South line of said Lot B for a distance of 77.02 feet to a point of curve; Thence Northwesterly on the arc of a curve to the right having a radius of 25.00 feet for a distance of 37.17 feet to a point of reverse curve and to the West line of said Lot B, said line being the East right-of-way line of MacArthur Boulevard; Thence Northwesterly on the West line of said Lot B, and on the arc of a curve to the left having a radius of 868.51 feet for a distance of 128.82 feet; Thence North $89^{\circ}51'04''$ East and parallel to the South line of said Lot B for a distance of 122.21 feet; Thence South $00^{\circ}08'56''$ East and perpendicular to the South line of said Lot B for a distance of 150.00 feet to the point or place of beginning.

UNOFFICIAL

Owner's Certificate, Dedication and Plat of Lakeshore Estates Addition recorded at Book 37 of Plats, Page 52 (entry 196), as noted on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat (entry 200), as shown on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Owner's Certificate and Restrictions recorded at Book 2708, Page 627 (entry 201), as noted on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Terms, conditions and provisions contained in Lease by and between L.D. Melton, Nellie R. Melton, F.A. Melton and Clarice A. Melton (Lessor) and Sunray DX Oil Company (Lessee), evidenced of record by Memorandum of Lease dated May 9, 1967 and recorded October 19, 1967 at Book 3543, Page 748 (entry 210), as noted on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Covenants contained in Warranty Deed recorded at Book 4934, Page 213 (entry 222), as noted on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Driveway Easement recorded at Book 4934, Page 216 (entry 225), as shown on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Easement for Use and Maintenance of a Sanitary Sewer Line recorded at Book 4986, Page 224 (entry 226), as shown on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Encroachment of metal shed over the easterly boundary line of the subject premises onto adjacent property, as shown on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

Overhead electric line across the subject premises, for which no easement appears of record, as shown on Survey prepared by Red Plains Surveying Company (Bradley Garrett Wells, PLS No. 1575) dated November 8, 2012.

20121231011789890
Filing Fee: \$19.00
Doc. Stamps: \$540.00
12/31/2012 11:18:54 AM
DEED



LEGAL DESCRIPTION

A part of Lot B in Block Three (3), in Lakeshore Estates Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the South line of said Lot B a distance of 187.00 feet West of the Southeast Corner of said Lot B, said point being 50.00 feet North and 629.87 feet East of the Southwest Corner of the Southwest Quarter of Section Thirty-Four (34), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian; Thence South 89°51'04" West on the South line of said Lot B for a distance of 77.02 feet to a point of curve; Thence Northwesterly on the arc of a curve to the right having a radius of 25.00 feet for a distance of 37.17 feet to a point of reverse curve and to the West line of said Lot B, said line being the East right-of-way line of MacArthur Boulevard; Thence Northwesterly on the West line of said Lot B, and on the arc of a curve to the left having a radius of 868.51 feet for a distance of 128.82 feet; Thence North 89°51'04" East and parallel to the South line of said Lot B for a distance of 122.21 feet; Thence South 00°08'56" East and perpendicular to the South line of said Lot B for a distance of 150 feet to the point or place of beginning.

As recorded in Book RE12124, Page 1036, Oklahoma County, Oklahoma.

Nin Lo
9503 N MacArthur Blvd
Oklahoma City, OK, 73162
PH: (405) 306-9904

July 8, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

NIN LO

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5856 000/PUD

July 11, 2024

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: 7900 N MacArthur Blvd: SPUD Submittal

Dear Ms. Welch:

On behalf of our client, Trinity Group Architects, we are submitting a request for a Simplified Planned Unit Development application for the 7900 N MacArthur Blvd. development to be reviewed and approved by the Planning Commission. The subject property is located at the northeast corner of N MacArthur Blvd. and W Wilshire Blvd. in northwest Oklahoma City. The subject site is currently zoned as SPUD-79, with a base zoning of C-4, "General Commercial". The property is currently developed as an automotive shop and the existing business will continue to operate. The proposed SPUD, totaling, +/-0.42 acres, seeks to rezone the property using a C-3, "Community Commercial" base to allow for adjustments to be made to the current structure.

Please find attached the following submittal documents for the above referenced project:

- Application
- Letter of Authorization
- Warranty Deed
- Legal description
- Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **August 22, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

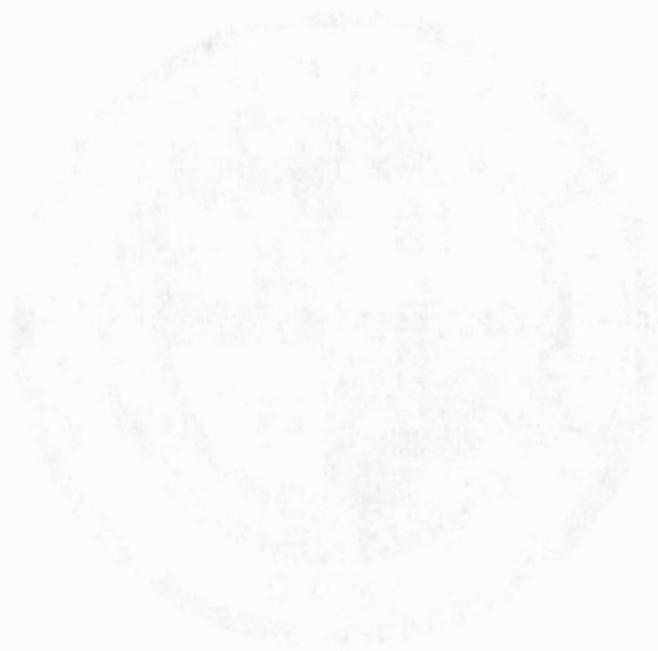
cc: Mark W. Zitzow, AICP, J&A
[5856 000 / PUD]

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number [R144811636](#) 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.**

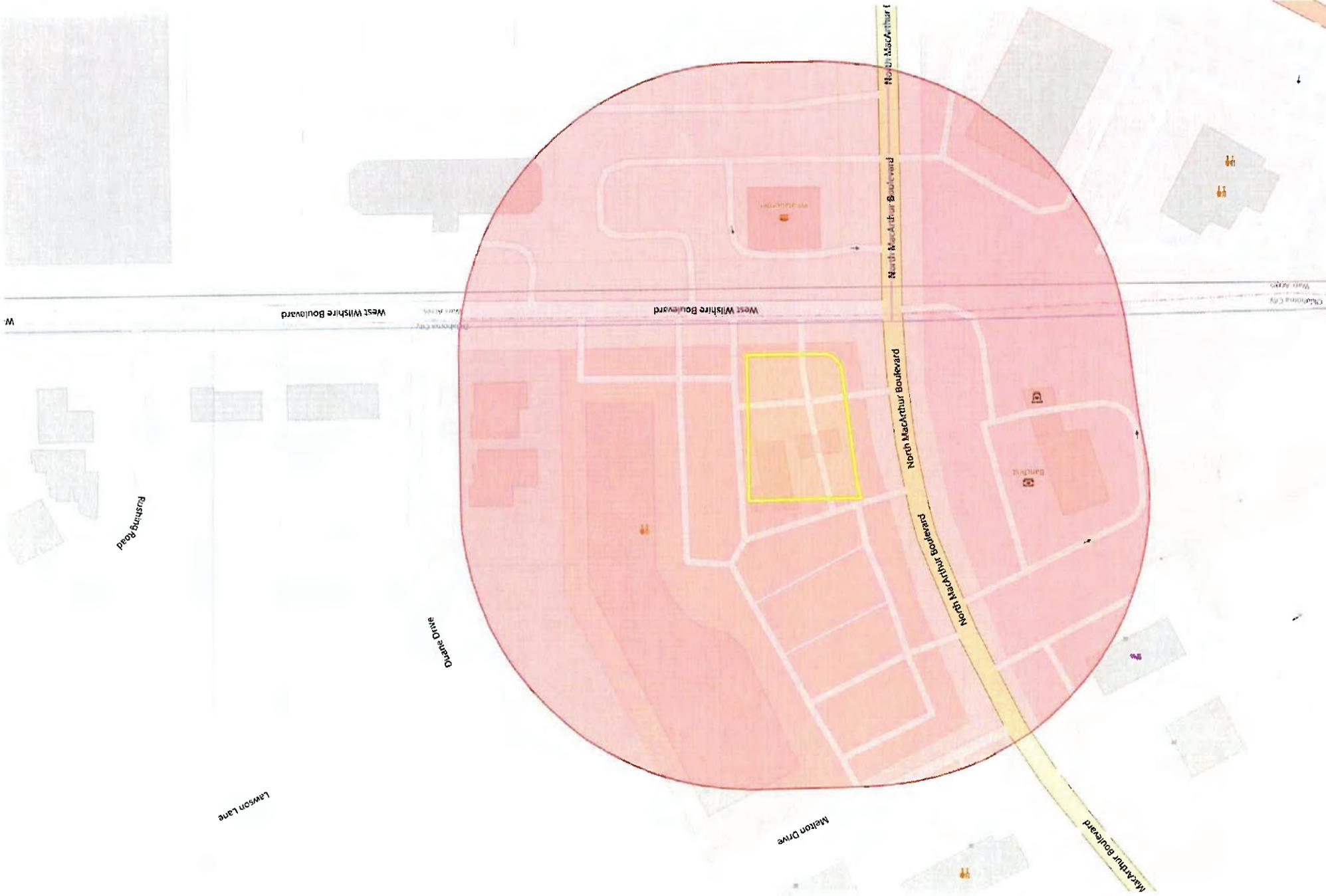


Oversight Report

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 Scott Baker Report
filed in the office of the County Assessor
on the 11 day of July, 2024

Given under my hand and official seal this
11 day of July, 2024
County Assessor
[Signature] Deputy



Oklahoma County Assessor
300 ft. Radius Report
7/11/2024

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R144811715	RICKENBRODE KEN W		7901 DUANE DR		OKLAHOMA CITY	OK	73132-4929	LAKESHORE E ESTATES	003	008	LAKESHORE ESTATES 003 008	7901 DUANE DR OKLAHOMA CITY
R144811705	ETHIER PAMELA S		7905 DUANE DR		OKLAHOMA CITY	OK	73132	LAKESHORE E ESTATES	003	007	LAKESHORE ESTATES 003 007	7905 DUANE DR OKLAHOMA CITY
R144811636	LO NIN		9503 N MACARTHUR BLVD		OKLAHOMA CITY	OK	73162-7702	LAKESHORE E ESTATES	003	000	LAKESHORE ESTATES 003 000 A TR IN SW/C OF LOT B BEING 122FT BY 150FT DESC BEG187FT W OF SE/C SD LOT TH W77.02FT NWLY ON CURVE RIGHT 37.17FT NWLY ON CURVE LEFT 128.82FT E122.21FT S150FT TO BEG	7909 N MACARTHUR BLVD OKLAHOMA CITY
R144811695	POWELL ANGELA C		12920 STONECREST LN		OKLAHOMA CITY	OK	73142	LAKESHORE E ESTATES	003	006	LAKESHORE ESTATES 003 006	7909 DUANE DR OKLAHOMA CITY
R146261030	WILSHIRE BANK	C/O BANCFIRST	7901 N MACARTHUR		OKLAHOMA CITY	OK	73132	UNPLTD PT SEC 34 13N 4W	000	000	UNPLTD PT SEC 34 13N 4W 000 000 PT SW4 SEC 34 13N 4W BEG 215.5FT E OF SW/C OF SW4 TH N210.5FT NE 228.24FT SELY 322.26FT W265.63FT TO BEG ALSO KNOWN AS TR 3	7901 N MACARTHUR BLVD OKLAHOMA CITY
R146261035	CITY BANK WILSHIRE	C/O BANCFIRST	7901 N MACARTHUR		OKLAHOMA CITY	OK	73132-0316	UNPLTD PT SEC 34 13N 4W	000	000	UNPLTD PT SEC 34 13N 4W 000 000 PT SW4 SEC 34 13N 4W BEG AT SW/C SW4 TH N159.94FT NE395.45FT SELY 52.68FT SW178.07FT S210.50FT W215.50FT TO BEG CONT 1.2627ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R144811685	BANELL EMILY B		7913 DUANE DR		OKLAHOMA CITY	OK	73132	LAKESHORE E ESTATES	003	005	LAKESHORE ESTATES 003 005	7913 DUANE DR OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
7/11/2024

R144811675	HISE TALITHA C PER REP	EST OWEN JAMES EDWARD	7917 DUANE DR		OKLAHOMA CITY	OK	73132	LAKESHOR E ESTATES	003	004	LAKESHORE ESTATES 003 004	7917 DUANE DR OKLAHOMA CITY
R146261025	BROWN DAN EDWARD & LINDA CAROL TRS	BROWN DAN AND LINDA LIV TRUST	7108 LAKEWAY CIRCLE		WARR ACRES	OK	73132	UNPLTD PT SEC 34 13N 4W	000	000	UNPLTD PT SEC 34 13N 4W 000 000 PT SW4 SEC 34 13N 4W BEG 127.52FT SELY FROM S R/W OF HEFNERCANAL & W R/W OF MACARTHUR BLVD TH SELY 108.28FT SWLY 192.75FT NWLY 108FT NELY 186.59FT TO BEG	7929 N MACARTHUR BLVD OKLAHOMA CITY
R144811665	NEWJACK PROPERTIES LLC		5740 MELTON DR		OKLAHOMA CITY	OK	73132	LAKESHOR E ESTATES	003	003	LAKESHORE ESTATES 003 003	7921 DUANE DR OKLAHOMA CITY
R144811655	TAYLOR JOHN W & DONNA K TRS	TAYLOR JOHN & DONNA REV TRUST	7925 DUANE DR		OKLAHOMA CITY	OK	73132-4929	LAKESHOR E ESTATES	003	002	LAKESHORE ESTATES 003 002	7925 DUANE DR OKLAHOMA CITY
R144811637	KFK INVESTMENTS LLC		7003 E RENO AVE		MIDWEST CITY	OK	73110-4442	LAKESHOR E ESTATES	003	000	LAKESHORE ESTATES 003 000 LOT B EX A TR IN SW/C LOT B 122FT BY 150FT	5821 W WILSHIRE BLVD OKLAHOMA CITY
R147882005	BRISTOL HOLDING LLC	ATTN FINANCE DEPARTMENT	PO BOX 856		SALINA	KS	67402-0856	UNPLTD PT SEC 03 12N 4W	000	000	UNPLTD PT SEC 03 12N 4W 000 000 PT NW4 SEC 3 12N 4W BEG 50FT E & 200FT S OF NW/C NW4 TH E525FT S601.17FT NWLY424.78FT N230.87FT W150FT N169.68FT TO BEG	5857 NW EXPRESSWAY ST WARR ACRES
R147882006	WHATACO OF OKLAHOMA INC		2424 RIDGE RD		ROCKWALL	TX	75087	UNPLTD PT SEC 03 12N 4W	000	000	UNPLTD PT SEC 03 12N 4W 000 000 PT NW4 SEC 3 12N 4W BEG 50FT S & 50FT E OF NW/C NW4 TH E300FT S150FT W300FT N150FT TO BEG CONT 1.033ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	7820 N MACARTHUR BLVD WARR ACRES

Oklahoma County Assessor
300 ft. Radius Report
7/11/2024

R147882550	CGS GROUP LLC		5850 W WILSHIRE BLVD		OKLAHOMA CITY	OK	73132	UNPLTD PT SEC 03 12N 4W	000	000	UNPLTD PT SEC 03 12N 4W 000 000 PT NW4 SEC 3 12N 4W BEG 350FT E & 50FT S OF NW/C NW4 TH E225FT S150FT W225FT N150FT TO BEG	5850 W WILSHIRE BLVD WARR ACRES
R189090505	STINCHCOMB GLENN L & MARY TRS	G L S FAMILY TRUST ETAL	9500 SILVER LAKE DR		OKLAHOMA CITY	OK	73162-7546	UNPLTD PT SEC 04 12N 4W	000	000	UNPLTD PT SEC 04 12N 4W 000 000 PT NE4 SEC 4 12N 4W BEG 137.03FT W OF NE/C NE4 TH W272.19FTSWLY21 5.89FT SELY240FT NELY344.30FT TO BEG SUBJ TO ESMTS & R/W OF RECORD	5907 NW EXPRESSWAY ST WARR ACRES
R189090515	STINCHCOMB GLENN & M TRS ETAL	GLS FAMILY TRUST	12612 W ALAMEDA PKWY		LAKESWOOD	CO	80228	UNPLTD PT SEC 04 12N 4W	000	000	UNPLTD PT SEC 04 12N 4W 000 000 PT NE4 SEC 4 12N 4W BEG NE/C NE4 TH W137.03FT SWLY369.31FT SELY203.7FT E132.85FT N422FT TO BEG SUBJ TO ESMTS & R/W OF RECORD	5903 NW EXPRESSWAY ST WARR ACRES

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

7900 N MacArthur

July 11, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5856

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).

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, 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 **C-3 "Community-Commercial" 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:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)

- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales. Small: Restricted (8300.46)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

Maximum height of any building shall be per code.

3. Maximum Building Size: N/A

4. Maximum Number of Buildings: N/A

5. Building Setback Lines:

Front Yard: 0-feet

Side Yard: 0-feet

Rear Yard: 0-feet

Corner Side Yard: 15-feet

6. Sight-proof Screening:

No sight-proof screening shall be required within this SPUD.

7. Landscaping:

Should the subject site be redeveloped in the future, landscaping shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall be per code. The two existing signs shall be permitted to remain.

9. Access:

Existing drives shall be deemed to be in conformance.

10. Sidewalks:

Should the site be redeveloped, sidewalks shall be required. Any new sidewalks may be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

The existing structure shall be deemed to be in conformance. If the site is redeveloped, then all structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space: N/A

3. Street Improvements: N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:

The existing dumpster shall be deemed in conformance. Should the site be developed in the future, dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

6. Parking:

Existing parking shall be deemed in conformance.

7. Maintenance: N/A

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Platting:

Platting shall not be required with this SPUD.

10. Other: N/A

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Boundary Exhibit

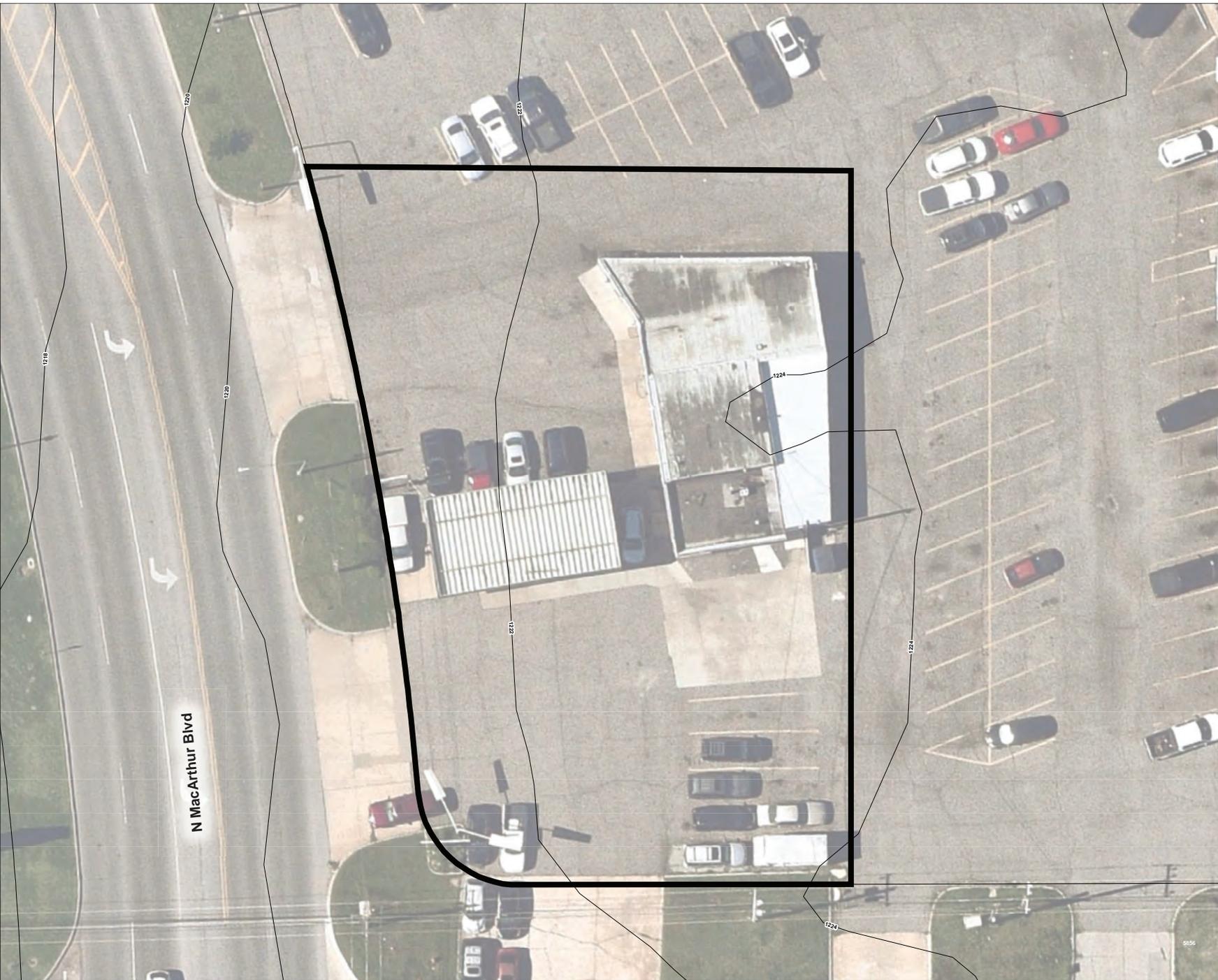
EXHIBIT A

LEGAL DESCRIPTION

7900 N MacArthur Blvd

A part of Lot B in Block Three (3), in Lakeshore Estates Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the South line of said Lot B a distance of 187.00 feet West of the Southeast Corner of said Lot B, said point being 50.00 feet North and 629.87 feet East of the Southwest Corner of the Southwest Quarter of Section Thirty-Four (34), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian; Thence South 89°51'04" West on the South line of said Lot B for a distance of 77.02 feet to a point of curve; Thence Northwesterly on the arc of a curve to the right having a radius of 25.00 feet for a distance of 37.17 feet to a point of reverse curve and to the West line of said Lot B, said line being the East right-of-way line of MacArthur Boulevard; Thence Northwesterly on the West line of said Lot B, and on the arc of a curve to the left having a radius of 868.51 feet for a distance of 128.82 feet; Thence North 89°51'04" East and parallel to the South line of said Lot B for a distance of 122.21 feet; Thence South 00°08'56" East and perpendicular to the South line of said Lot B for a distance of 150 feet to the point or place of beginning.

As recorded in Book RE12124, Page 1036, Oklahoma County, Oklahoma.



SPUD-_____
7900 N MacArthur

Exhibit 'B'
Boundary Exhibit



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ENGINEERS SURVEYORS PLANNERS

7/11/24