



The City of Oklahoma City  
Development Services Department  
Subdivision & Zoning Division  
420 West Main St., Suite 910  
OKC, OK 73102  
405-297-2623

## APPLICATION FOR REZONING TO "SPUD" SIMPLIFIED PLANNED UNIT DEVELOPMENT

Name of Applicant: Johnson & Associates, LLC on behalf of Tyler Bolton

Address/location of property to be rezoned: 424 NW 30th St.

Legal Description of property to be rezoned: Please see attached

Size of Property (property cannot exceed 5 acres): 0.16 acres

Present Use of Property: Residential Summary of Proposed Development: The proposed SPUD  
is to allow for a garage apartment to be added to the existing residence.

### THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to [curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)
- One (1) copy of the deed(s) of the property sought to be rezoned.
- One (1) copy of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST ALSO** contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- If the applicant is not the owner of the property, (2) copies of a letter of authorization from the owner are required.
- A filing fee of **\$1,800.00**.
- Eight (8) copies of the attached **Master Design Statement** and any other supporting maps, exhibits, etc. The Master Design Statement **must** be typed.
- Master Development Plan Map (Site Plan).

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is approximately four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mark W. Zitzow, AICP

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

Phone: (405) 235-8075

E-Mail: [mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)

Staff use only	
Case # SPUD-	<u>1316</u>
Date Filed	<u>04/08/21</u>
Ward #	<u>2</u>
Nbrhd Area	<u>JEFFERSON PARK</u>
School District	<u>OKC</u>
Existing Zoning	<u>C-3/HL/LCD</u>

**TYLER BOLTON**  
**424 NW 30<sup>th</sup> St.**  
**Oklahoma City, OK 73118**  
**(405) 819-0291**

April 6, 2021

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

**RE: Letter of Authorization for Submittal to the City**

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates, Inc. 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,

Tyler Bolton  
424 NW 30<sup>th</sup> St  
Oklahoma City OK, 73118



cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.  
File: 4835 000 / PUD

**Legal Description**

**424 NW 30<sup>th</sup> St.**

Lot Nineteen (19), in Block Twenty-five (25), of JEFFERSON PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax I.D. No.: 046608600

Mail Tax Statement To:

Quicken Loans  
658 Woodward Ave  
Detroit, MI 48226

After Recording Return To:

American Eagle Title Group, LLC  
6805 N. Classen Ste. A  
Oklahoma City, OK 73116

Rec. & Ret. to:

American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103

**WARRANTY DEED**  
(Individual)

20150824011131910  
DEED 08/24/2015  
09:08:07 AM Book:12910  
Page:236 PageCount:1  
Filing Fee:\$13.00  
Doc. Tax:\$427.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That **Nicholas S Paynter and Nicole Ann Paynter AKA Nicole Ann Cabe, Husband and Wife**, party of the first part, in consideration of the sum of \*\*\*TEN AND NO/100\*\*\* dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

**Tyler Bolton**

Whose address is: **424 NW 30th St**  
**Oklahoma City, OK 73118**

party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:


Lot Nineteen (19), in Block Twenty-five (25), of JEFFERSON PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

  
Nicholas S Paynter

  
Nicole Ann Paynter

**ACKNOWLEDGMENT**

State of **Oklahoma**

County of **Oklahoma**

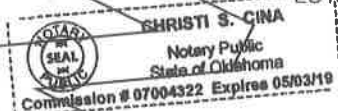
ss:

The foregoing instrument was acknowledged before me on this **14th day of August, 2015** by **Nicholas S Paynter and Nicole Ann Paynter AKA Nicole Ann Cabe, Husband and Wife**.

My Commission Expires:  
**May 3, 2019**

  
Notary Public,  
Christi S. Cina

EC No.: 1507-0070-61



STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) §:

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Lot Nineteen (19), in Block Twenty-five (25), of JEFFERSON PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2 ), both inclusive.

**NOTICE TO CUSTOMERS:** This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: March 30, 2021 at 7:30 AM

**First American Title Insurance Company**

By: Rochelle Duke

Shelly Duke  
Abstractor License No. 4792  
OAB Certificate of Authority # 0049  
File No. 2618204-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2682	R046608600	BOLTON TYLER	424 NW 30TH ST	OKLAHOMA CITY	OK	73118-8607	JEFFERSON PARK ADD	025	019	JEFFERSON PARK ADD 025 019 (SUBJECT PROPERTY)	424 NW 30TH ST OKLAHOMA CITY
2681	R049161120	JACKSON ANTHONY D & ANDREA N	3115 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8651	EDGEMERE PARK ADD	004	000	EDGEMERE PARK ADD 004 000 LOTS 17 & 18	3115 N HARVEY PKWY OKLAHOMA CITY
2681	R049161060	GUILLORY MATTHEW A	3900 ANNUNCIATION ST	NEW ORLEANS	LA	70115-1321	EDGEMERE PARK ADD	004	000	EDGEMERE PARK ADD 004 000 LOTS 11 THRU 15	0 UNKNOWN
2681	R049161020	TJLK PROPERTIES LLC	501 NW 30TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	004	009	EDGEMERE PARK ADD 004 009	3114 N HUDSON AVE OKLAHOMA CITY
2681	R049161040	OKOJE ODION TRS, 3110 N HUDSON AVE LAND TRUST	PO BOX 2363	TOLUCA LAKE	CA	91610-0363	EDGEMERE PARK ADD	004	010	EDGEMERE PARK ADD 004 010	3110 N HUDSON AVE OKLAHOMA CITY
2681	R049161100	HOOK TERRY A & JANN P TRS, HOOK FAMILY REVC LIV TRUST	3101 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8651	EDGEMERE PARK ADD	004	016	EDGEMERE PARK ADD 004 016	3101 N HARVEY PKWY OKLAHOMA CITY
2681	R049161220	BOARD OF EDUCATION	900 N KLEIN	OKLAHOMA CITY	OK	73106	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 1 TO 6 EXEMPT	3200 N WALKER AVE OKLAHOMA CITY
2681	R049161240	CITYCORE LLC	PO BOX 54887	OKLAHOMA CITY	OK	73154-1887	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 7 THRU 14	3100 N WALKER AVE OKLAHOMA CITY
2681	R049161280	MERE SPACE LLC	3900 ANNUNCIATION ST	NEW ORLEANS	LA	70115	EDGEMERE PARK ADD	005	000	EDGEMERE PARK ADD 005 000 LOTS 15 & 16	401 NW 30TH ST OKLAHOMA CITY
2682	R046607300	MCGUFFIN & MCGUFFIN INC	6300 CHATHAM RD	OKLAHOMA CITY	OK	73132	JEFFERSON PARK ADD	020	000	JEFFERSON PARK ADD 020 000 LOT 22 & 1/2 VACATED ALLEY ON E&S	412 NW 29TH ST OKLAHOMA CITY
2682	R046607280	KING GLENN	416 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	000	JEFFERSON PARK ADD 020 000 E3FT LOT 20 & ALL LOT 21	416 NW 29TH ST OKLAHOMA CITY
2682	R046607260	HAMPTON BEN, BERGNER MARY KAY	420 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	000	JEFFERSON PARK ADD 020 000 E3FT LOT 19 & W47FT LOT 20	420 NW 29TH ST OKLAHOMA CITY
2682	R046606880	SMITH SAGE J & SANDRA A	2921 N HUDSON AVE	OKLAHOMA CITY	OK	73103-3032	JEFFERSON PARK ADD	020	001	JEFFERSON PARK ADD 020 001	2921 N HUDSON AVE OKLAHOMA CITY
2682	R046607160	CLEAR DRINKS PROPERTY LLC	440 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	020	015	JEFFERSON PARK ADD 020 015	440 NW 29TH ST OKLAHOMA CITY
2682	R046607180	DAWSON SONJA MAY	436 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	016	JEFFERSON PARK ADD 020 016	436 NW 29TH ST OKLAHOMA CITY
2682	R046607200	HAMPTON PEN B	434 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	017	JEFFERSON PARK ADD 020 017	434 NW 29TH ST OKLAHOMA CITY
2682	R046607220	SNODGRASS WILLIAM	428 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	018	JEFFERSON PARK ADD 020 018	428 NW 29TH ST OKLAHOMA CITY
2682	R046607240	JENSEN LEA A TRS, JENSEN LEA A	424 NW 29TH ST	OKLAHOMA CITY	OK	73103-1004	JEFFERSON PARK ADD	020	019	JEFFERSON PARK ADD 020 019 W47FT	424 NW 29TH ST OKLAHOMA CITY

2682	R046608240	AMERICAN DREAM LLC	16307 SONOMA PARK DR STE 7	EDMOND	OK	73013	JEFFERSON PARK ADD	025	000	JEFFERSON PARK ADD 025 000 LOTS 1 THRU 3	408 NW 30TH ST OKLAHOMA CITY
2682	R046608280	BARLOW BLAKE E & ELISHEA H	11312 RED ROCK RD	OKLAHOMA CITY	OK	73120	JEFFERSON PARK ADD	025	004	JEFFERSON PARK ADD 025 004	3011 N HUDSON AVE OKLAHOMA CITY
2682	R046608300	HAGAR MEGAN	3005 N HUDSON AVE	OKLAHOMA CITY	OK	73103- 3034	JEFFERSON PARK ADD	025	005	JEFFERSON PARK ADD 025 005	3005 N HUDSON AVE OKLAHOMA CITY
2682	R046608320	KING PEGGY J	3001 N HUDSON AVE	OKLAHOMA CITY	OK	73103- 3034	JEFFERSON PARK ADD	025	006	JEFFERSON PARK ADD 025 006	3001 N HUDSON AVE OKLAHOMA CITY
2682	R046608340	ANDERSON STEPHEN M & BETHANY K	415 NW 29TH ST	OKLAHOMA CITY	OK	73103- 1003	JEFFERSON PARK ADD	025	007	JEFFERSON PARK ADD 025 007	415 NW 29TH ST OKLAHOMA CITY
2682	R046608360	PLANTS STEPHANIE L	419 NW 29TH ST	OKLAHOMA CITY	OK	73103- 1003	JEFFERSON PARK ADD	025	008	JEFFERSON PARK ADD 025 008	419 NW 29TH ST OKLAHOMA CITY
2682	R046608380	KEMPER TRAVIS A	423 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	025	009	JEFFERSON PARK ADD 025 009	423 NW 29TH ST OKLAHOMA CITY
2682	R046608400	H&B INVESTMENTS LLC	18504 ENGLISH OAK LN	EDMOND	OK	73012	JEFFERSON PARK ADD	025	010	JEFFERSON PARK ADD 025 010	425 NW 29TH ST OKLAHOMA CITY
2682	R046608420	HAMPTON BRADLEY S & JEANNIE L	429 NW 29TH ST	OKLAHOMA CITY	OK	73103- 1003	JEFFERSON PARK ADD	025	011	JEFFERSON PARK ADD 025 011	429 NW 29TH ST OKLAHOMA CITY
2682	R046608440	BURROWS JACQUELINE M	433 NW 29TH ST	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD	025	012	JEFFERSON PARK ADD 025 012	433 NW 29TH ST OKLAHOMA CITY
2682	R046608460	MAIKA LLC	17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	013	JEFFERSON PARK ADD 025 013	437 NW 29TH ST OKLAHOMA CITY
2682	R046608480	MAIKA LLC	17109 WALES GREEN AVE	EDMOND	OK	73012- 3091	JEFFERSON PARK ADD	025	014	JEFFERSON PARK ADD 025 014	441 NW 29TH ST OKLAHOMA CITY
2682	R046608520	KHAN MUMTAZ	17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	015	JEFFERSON PARK ADD 025 015	3020 N WALKER AVE OKLAHOMA CITY
2682	R046608540	MAIKA LLC	17109 WALES GREEN AVE	EDMOND	OK	73012	JEFFERSON PARK ADD	025	016	JEFFERSON PARK ADD 025 016	436 NW 30TH ST OKLAHOMA CITY
2682	R046608560	COOMBS JOSHUA	432 NW 30TH ST	OKLAHOMA CITY	OK	73118- 8607	JEFFERSON PARK ADD	025	017	JEFFERSON PARK ADD 025 017	432 NW 30TH ST OKLAHOMA CITY
2682	R046608580	DECADE PASEO PROPERTIES LLC	12101 N MACARTHUR STE A401	OKLAHOMA CITY	OK	73162	JEFFERSON PARK ADD	025	018	JEFFERSON PARK ADD 025 018	428 NW 30TH ST OKLAHOMA CITY
2682	R046608620	MATTINGLY MAKAYLA	422 NW 30TH ST	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	025	020	JEFFERSON PARK ADD 025 020	420 NW 30TH ST OKLAHOMA CITY
2682	R046608640	WHITE WILLIAM G JR TRS, WHITE WILLIAM G REV TRUST	3200 N HARVEY PKWY	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD	025	021	JEFFERSON PARK ADD 025 021	416 NW 30TH ST OKLAHOMA CITY
2682	R046608660	LU RAY PETROLEUM LLC	5300 N BRYANT AVE	OKLAHOMA CITY	OK	73121	JEFFERSON PARK ADD	025	022	JEFFERSON PARK ADD 025 022	412 NW 30TH ST OKLAHOMA CITY
2683	R047248610	SPECTOR TOM	4720 N HARVEY PKWY	OKLAHOMA CITY	OK	73118	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 26 THRU 30	501 NW 29TH ST OKLAHOMA CITY
2683	R047248370	LLOYD TIM & LISA	500 NW 30TH ST	OKLAHOMA CITY	OK	73118	GUERNSEY PARK PLACE	019	000	GUERNSEY PARK PLACE 019 000 LOTS 1 THRU 5	500 NW 30TH ST OKLAHOMA CITY
2684	R048528675	LLOYD TIMOTHY & LISA	501 NW 30TH ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	016	000	CENTRAL PARK ADDITION 016 000 LOTS 47 & 48	501 NW 30TH ST OKLAHOMA CITY

April 8, 2021

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Mr. Curtis Liggins

**RE: 424 NW 30<sup>th</sup> Street: SPUD Application**

Dear Curtis:

On behalf of our client, Tyler Bolton, we are submitting a request for a SPUD application for property located at 424 NW 30<sup>th</sup> St. in central Oklahoma City. The subject site is currently zoned as C-3, "Community Commercial" District with a Historic Landmark overlay and an Urban Conservation District – Jefferson Park Overlay. The property is currently developed as a single-family residence. This application seeks to rezone the property, totaling 0.16 acres, to permit the construction of a garage apartment on the existing residence.

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

- 1 copy of the Rezoning Application
- 2 copies of the Letter of Authorization
- 1 copy of the Legal Description (1 copy electronically submitted to Curtis Liggins)
- 1 copy of a 300-foot Radius Ownership List
- 1 copy of the Warranty Deed
- 1 copies of the Master Design Statement
- 1 copies of the Site Plan
- 1 Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket for **May 27, 2021**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



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

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, Johnson & Associates, LLC  
[4835 000 / PUD]

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# SPUD-\_\_\_\_\_ MASTER DESIGN STATEMENT

424 NW 30<sup>th</sup> Street

April 8, 2021

*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.

This site will be developed in accordance with the regulation of **R-2 "Medium Low Density Residential" District, HL Historic Landmark District and the Jefferson Park Urban Conservation District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

**1. Uses Permitted**

The Use and Development regulations of the R-2, "Medium Low Density Residential" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Single Family Residential (8200.14)
- Two-Family Residential (8200.16), specifically to permit a detached garage apartment
- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Family Day Care Homes (8300.40)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Minimum Lot Size:**

The base zoning district shall regulate the minimum lot size.

**4. Minimum Lot Width:**

The minimum lot width shall be 50 feet.

**5. Maximum Building Coverage:**

The maximum building coverage shall be 75%.

**4. Maximum Number of Buildings:**

The base zoning district shall regulate the maximum number of buildings in the SPUD.

**5. Building Setback Lines:**

Front: 25 feet

Side: 5 feet

Rear: 10 feet, 5 feet for garage/accessory structure

**6. Sight-Proof Screening & Fencing:**

Sight-proof fencing shall not be required for this SPUD.

**7. Landscaping:**

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

**8. Signs:**

The base zoning district shall regulate signs within this SPUD.

**9. Access:**

One drive will be permitted via NW 30<sup>th</sup> Street.

**10. Parking Regulations:**

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep. Driveways shall be a minimum 18 feet in length from the back of sidewalk.

**11. Sidewalks:**

There is an existing sidewalk along NW 30<sup>th</sup> Street. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Any new buildings, or exterior renovations beyond ordinary maintenance and repair, as defined in Oklahoma City Municipal Code, 2020, shall meet the regulations outlined within the Municipal Code in reference to the Historic Landmark Overlay and are subject to the Historic Landmark overlay and Historic Preservation review.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Platting:**

N/A

**5. Other:**

**5.1 Lighting:** The subject site shall meet all requirements of Oklahoma City's Site Lighting Requirements in place at the time of development.

**5.2 Dumpsters:** N/A

**5.3 Common Areas:** N/A

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**424 NW 30<sup>th</sup> Street**

Lot Nineteen (19) of Block Twenty-five (25), in JEFFERSON PARK ADDITION to Oklahoma County, Oklahoma, according to the recorded plat thereof.



## SPUD-

Exhibit B



Johnson & Associates, Inc.  
11 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/00	OPENING BALANCE		100.00
1/15/00	PAYROLL	50.00	50.00
1/31/00	CHECK #1001	25.00	25.00
2/15/00	PAYROLL	50.00	75.00
2/28/00	CHECK #1002	25.00	50.00
3/15/00	PAYROLL	50.00	100.00
3/31/00	CHECK #1003	25.00	75.00
4/15/00	PAYROLL	50.00	125.00
4/30/00	CHECK #1004	25.00	100.00
5/15/00	PAYROLL	50.00	150.00
5/31/00	CHECK #1005	25.00	125.00
6/15/00	PAYROLL	50.00	175.00
6/30/00	CHECK #1006	25.00	150.00
7/15/00	PAYROLL	50.00	200.00
7/31/00	CHECK #1007	25.00	175.00
8/15/00	PAYROLL	50.00	225.00
8/31/00	CHECK #1008	25.00	200.00
9/15/00	PAYROLL	50.00	250.00
9/30/00	CHECK #1009	25.00	225.00
10/15/00	PAYROLL	50.00	275.00
10/31/00	CHECK #1010	25.00	250.00
11/15/00	PAYROLL	50.00	300.00
11/30/00	CHECK #1011	25.00	275.00
12/15/00	PAYROLL	50.00	325.00
12/31/00	CHECK #1012	25.00	300.00
1/1/01	OPENING BALANCE		300.00

continued under the same conditions.