



The City of Oklahoma City  
 Development Services 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  
 Culture Coffee

Project Name

~~1108 NE 6th St.~~ 1102 NE 6<sup>th</sup> ST

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

Food Truck Park

Summary Purpose Statement / Proposed Development

Case No.: SPUD -	1375
File Date:	9 Dec 21
Ward No.:	7
Nbhd. Assoc.:	NEK NA
School District:	OKE
Extg Zoning:	R-2
Overlay:	

0.09 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Oklahoma City Urban Renewal Authority

Name

105 N Hudson Ave., Suite 101

Mailing Address

Oklahoma City, OK 73102

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](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

**OKLAHOMA CITY**

**URBAN  
RENEWAL  
AUTHORITY**

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December 9, 2021

City of Oklahoma City  
Planning Department  
420 W. Main Street, Suite 900  
Oklahoma City, OK 73102

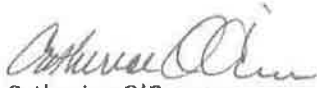
Attn: Mr. Geoff Butler, Planning Director

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

Dear Geoff:

The Oklahoma City Urban Renewal Authority (OCURA) is owner of the property located at 1108 NE 6<sup>th</sup> St. Oklahoma City, OK 73117. As Executive Director of OCURA for the subject property, I hereby authorize Johnson & Associates to act as agents on OCURA's behalf in the submittal and processing of this Simplified Planned Unit Development application and all subsequent applications to the City of Oklahoma City regarding the SPUD rezone. If you have any questions or comments, please feel free to contact me.

Respectfully Submitted,



Catherine O'Connor,  
Executive Director

cc: Mark Zitzow, AICP Johnson & Associates  
File: 5048 000 / PUD

NOV-26-75 74576

Aad

250

EC-4259 PC 364

IN THE DISTRICT COURT OF OKLAHOMA COUNTY  
STATE OF OKLAHOMA

Oklahoma City Urban Renewal Authority,  
a public body corporate,

Plaintiff,

vs.

S. S. Myers, as trustee under the Trust  
Agreement dated April 1, 1929, if liv-  
ing or if deceased, the unknown heirs,  
successor Trustee, executors, adminis-  
trators, devisees, and assigns, immed-  
iate and remote of S. S. Myers, deces-  
ed; et al.

Defendants.

REPORT OF COMMISSIONERS

COME NOW the undersigned Commissioners heretofore appointed  
by the court to inspect the real property hereinafter described  
and consider the injury which the defendants, as the owners of  
the property hereinafter described, may sustain by reason of the  
appropriation of said property for the public purpose stated in  
the petition filed herein, and respectfully submit the following  
report:

We, the undersigned Commissioners, are disinterested free-  
holders of Oklahoma County, State of Oklahoma, not interested in  
any like question, and we, and each of us, did on the 15th day  
of November, 1975, appear before the Court Clerk  
of Oklahoma County and took the oath as required by law in the  
above styled and numbered cause, and thereupon proceeded to per-  
sonally inspect the property hereinafter described, giving con-  
sideration to the value of the property so taken, including, if  
any, the value of any and all improvements thereon, together with

*Oran Robinson*  
*Oklahoma City Urban Renewal*

*15 N. ROBINSON*

*Suite 506*

*Oklahoma City OKLA 73102*

SCD-4259 PG 365

the damage to that portion, if any, of the property not taken;  
and we hereby assess the damage to the owners, lessees or anyone  
claiming or having any right, title or interest in the respective  
tract or tracts as follows, to wit:

The West 70 feet of Lots One (1) and Two (2)  
in Block Ten (10) in PARK PLACE ADDITION to  
Oklahoma City, Oklahoma, according to  
the recorded plat thereof. Together with all  
improvements and appurtenances thereunto  
belonging and all right, title and interest  
in and to any easements and vacated streets  
and alleys abutting thereon.

Damages Assessed: \$ 7,000<sup>00</sup>

IN WITNESS WHEREOF we have hereunto set our hands this 24<sup>th</sup>  
day of November, 1975.

R. Howard Sears  
Commissioners

I, DAN GRAY, Court Clerk for Oklahoma County,  
Oklahoma, hereby certify that the foregoing is a true,  
and correct copy of the instrument recorded  
as appears of record in the District Court  
Clerk's Office of Oklahoma County, Oklahoma, this 26  
day of November, 1975.  
By DAN GRAY, Court Clerk  
Janet Isaac Deputy

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) §:

By: Shelly Duke  
Abstractor License No. 4792  
OAB Certificate of Authority # 0049  
File No. 2694366-OK99

Ownership Report  
File #2694366-OK99

Date Prepared: November 18, 2021  
Effective Date: November 03, 2021 at 7:30 A.M.

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2740	R024480920	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	PARK PLACE ADDITION 010 000 W70FT LOTS 1 & 2 EXEMPT (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2740	R088351000	RANDALL CAROL D	617 N IDAHO ST	OKLAHOMA CITY	OK	73117-1439	JOHN F KENNEDY ADDN	001	001	JOHN F KENNEDY ADDN 001 001	0 UNKNOWN OKLAHOMA CITY
2740	R088351010	TULSI KHUSHAL LLC	621 N IDAHO AVE	OKLAHOMA CITY	OK	73117-1439	JOHN F KENNEDY ADDN	001	002	JOHN F KENNEDY ADDN 001 002	0 UNKNOWN OKLAHOMA CITY
2740	R088351020	MURRAY EVA RANDALL	617 N IDAHO ST	OKLAHOMA CITY	OK	73117-1439	JOHN F KENNEDY ADDN	001	003	JOHN F KENNEDY ADDN 001 003	617 N IDAHO OKLAHOMA CITY
2740	R088351030	LACY MAXINE A	613 N IDAHO ST	OKLAHOMA CITY	OK	73117-1439	JOHN F KENNEDY ADDN	001	004	JOHN F KENNEDY ADDN 001 004	613 N IDAHO OKLAHOMA CITY
2740	R088351040	LACY MAXINE	613 N IDAHO ST	OKLAHOMA CITY	OK	73117-1439	JOHN F KENNEDY ADDN	001	005	JOHN F KENNEDY ADDN 001 005	0 UNKNOWN OKLAHOMA CITY
2740	R088351050	CONCEPT DESIGN HOMES LLC	4 NE 10TH ST UNIT 131	OKLAHOMA CITY	OK	73104	JOHN F KENNEDY ADDN	001	006	JOHN F KENNEDY ADDN 001 006	605 N IDAHO OKLAHOMA CITY
2740	R088351060	BASCO JOHN JR & FRANKIE	601 N IDAHO ST	OKLAHOMA CITY	OK	73117-1439	JOHN F KENNEDY ADDN	001	007	JOHN F KENNEDY ADDN 001 007	601 N IDAHO OKLAHOMA CITY
2740	R088351120	HARRIS ASHUE	620 N IDAHO ST	OKLAHOMA CITY	OK	73117	JOHN F KENNEDY ADDN	002	006	JOHN F KENNEDY ADDN 002 006	620 N IDAHO OKLAHOMA CITY
2740	R088351130	MONARCH PROPERTY GROUP LLC	PO BOX 18603	OKLAHOMA CITY	OK	73154	JOHN F KENNEDY ADDN	002	007	JOHN F KENNEDY ADDN 002 007	0 UNKNOWN OKLAHOMA CITY
2740	R021688560	TNT OPERATING COMPANY INC	10600 S PENN AVE STE 16 601	OKLAHOMA CITY	OK	73170	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 6 THRU 10	1120 NE 7TH ST OKLAHOMA CITY
2740	R021688640	MCKINNEY GLORY H	1101 NE 6TH ST	OKLAHOMA CITY	OK	73117-1417	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 21 & 22	1101 NE 6TH ST OKLAHOMA CITY
2740	R021688650	MCKINNEY GIOVANNI	5000 SE 53RD ST	OKLAHOMA CITY	OK	73135	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 23 & 24	0 UNKNOWN OKLAHOMA CITY
2740	R021688660	WILLIAMS CAROLYN F	1109 NE 6TH ST	OKLAHOMA CITY	OK	73117-1417	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 25 & 26	1109 NE 6TH ST OKLAHOMA CITY
2740	R021688670	SCHMID ERIC, CUNNINGHAM JESSICA	14 NE 3RD ST	OKLAHOMA CITY	OK	73104	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD BLK 032 LOT 000 LOTS 27 & 28	1113 NE 6TH ST OKLAHOMA CITY
2740	R021688720	EAST SIXTH STREET CHRISTIAN CHURCH	1139 NE 6TH ST	OKLAHOMA CITY	OK	73117-1499	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 35 & 36	1131 NE 6TH ST OKLAHOMA CITY

Ownership Report  
File #2694366-OK99

Date Prepared: November 18, 2021  
Effective Date: November 03, 2021 at 7:30 A.M.

2740	R021688620	DUNLAP GLORY H		1100 NE 7TH ST	OKLAHOMA CITY	OK	73117-1424	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 19 & 20	1100 NE 7TH ST OKLAHOMA CITY
2740	R021688610	COBB TERRY		1104 NE 7TH ST	OKLAHOMA CITY	OK	73117-1424	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 17 & 18	1104 NE 7TH ST OKLAHOMA CITY
2740	R021688600	GABRIEL VICKI N		1108 NE 7TH ST	OKLAHOMA CITY	OK	73117-1424	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 15 & 16	1108 NE 7TH ST OKLAHOMA CITY
2740	R021688590	COBB TERRY		1104 NE 7TH ST	OKLAHOMA CITY	OK	73117-1424	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 13 & 14	0 UNKNOWN OKLAHOMA CITY
2740	R021688580	OKLAHOMA CITY URBAN RENEWAL AUTHORITY		105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOTS 11 & 12	1116 NE 7TH ST OKLAHOMA CITY
2740	R021688690	SAIDI HOUSHMAND		4650 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 E 1/2 LOT 30 & ALL LOT 31	1121 NE 6TH ST OKLAHOMA CITY
2740	R021688710	THOMPSON RUTHIE MAE		1125 NE 6TH ST	OKLAHOMA CITY	OK	73117	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 E 1/2 OF LOT 33 & ALL OF LOT 34	1125 NE 6TH ST OKLAHOMA CITY
2740	R021688680	TROUT JASON, NAVA ANA RUIZ		1117 NE 6TH ST	OKLAHOMA CITY	OK	73117	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 ALL LOT 29 & W 1/2 LOT 30	1117 NE 6TH ST OKLAHOMA CITY
2740	R021688700	THOMPSON RUTHIE MAE		1125 NE 6TH ST	OKLAHOMA CITY	OK	73117	OAK PARK AMENDED ADD	032	000	OAK PARK AMENDED ADD 032 000 LOT 32 & W 1/2 LOT 33	0 UNKNOWN OKLAHOMA CITY
2740	R021688750	P W PHASE II DEVELOPMENT LLC		105 N HUDSON AVE STE 202	OKLAHOMA CITY	OK	73102	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD 033 000 LOTS 1 THRU 8 & E/2 OF LOT 9 & N/2 OF VACATED ALLEY ADJ ON S & LOTS 35 THRU 40 & S/2 OF VACATED ALLEY ADJ ON N	1029 NE 6TH ST OKLAHOMA CITY
2740	R021688810	P W PHASE II DEVELOPMENT LLC		105 N HUDSON AVE STE 202	OKLAHOMA CITY	OK	73102	OAK PARK AMENDED ADD	033	000	OAK PARK AMENDED ADD BLK 033 LOT 000 LOTS 11 THRU 16 & LOTS 26 THRU 34 & PT OF VACATED ALLEY ADJ ON N & S OF SD LOTS	1016 NE 7TH ST OKLAHOMA CITY



2740	R024480910	PAGE WOODSON DEVELOPMENT LLC	5801 BROADWAY EXT STE 310	OKLAHOMA CITY	OK	73118-7412	PARK PLACE ADDITION	000	000	PARK PLACE ADDITION 000 000 ALL OF BLK 9 & N&S ALLEY WITHIN BLK 9 & THAT PT OF HIGH AVE THAT LIES WITHIN NW4 SEC 35 12N 3W ADJ ON W & N/2 OF NE 5TH ST ADJ ON S DESCRIBED AS BEG NE/C LT 16 BLK 9 TH S383.58FT W330.45FT TO W LINE NW4 SEC 35 N383.77FT E330.83FT TO BEG PLUS PT OF LTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2 BLK 2 OF KNOTT & GILLISPIE AMD & PT OF LT1 & LT 17 & PT OF 20FT ALLEY IN BLK 24 OF PARK PLACE ADDN & PT OF HIGH ST & PT OF NE 5TH ST DESCRIBED AS BEG 330.83FT W OF NE/C BLK 9 OF PARK PLACE ADDN TH S383.77FT E330.45FT S33.16FT W312.63FT S11.33FT W50FT N18FT W18FT N50FT E6.33FT N360.16FT E43.47FT TO BEG FOR A TOTAL OF 3.6ACRS MORE OR LESS OKLAHOMA CITY
2740	R024480940	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	PARK PLACE ADDITION 010 000 LOTS 3 & 4 EXEMPT OK UNKNOWN OKLAHOMA CITY
2740	R024480950	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	PARK PLACE ADDITION 010 000 LOTS 5 & 6 EXEMPT OK UNKNOWN OKLAHOMA CITY
2740	R024481000	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	PARK PLACE ADDITION 010 000 LOTS 13 & 14 EXEMPT AVE OKLAHOMA CITY
2740	R024480980	DRANNIK PROPERTIES LLC	1149 E BROOK ST	NORMAN	OK	73071	PARK PLACE ADDITION	010	000	608 N STONEWALL AVE OKLAHOMA CITY
2740	R024480960	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	604 N STONEWALL AVE OKLAHOMA CITY
2740	R024480990	CUNNINGHAM RAYLYNN Y	604 N STONEWALL AVE	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	010	000	604 N STONEWALL AVE OKLAHOMA CITY
2740	R024480930	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	604 N STONEWALL AVE OKLAHOMA CITY
2740	R024480970	OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102-4801	PARK PLACE ADDITION	010	000	604 N STONEWALL AVE OKLAHOMA CITY



LEGAL DESCRIPTION

1108 NE 6<sup>th</sup> St.

The West Seventy (70) feet of lots One (1) and Two (2) in Block Ten (10) in PARK PLACE ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

As recorded in Book 4259, Page 364, Oklahoma County, Oklahoma.

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

**1108 NE 6<sup>th</sup> St.**

**November 16, 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 **C-1, "Neighborhood Commercial" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

**1. Uses Permitted**

The Use and Development regulations of the C-1, "Neighborhood Commercial" and the R-2 "Two-Family District shall govern this SPUD, except as modified below.

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

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.39) more specifically to permit a food truck court
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Participant Recreation and Entertainment: Outdoor (8300.56) more specifically and solely to permit a food truck park
- Retail Sales and Services: General (8300.63)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size:**

The building size shall utilize C-1, "Neighborhood Commercial" District regulations.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in conformance with the base zoning district.

**5. Building Setback Lines (SPUD Boundaries):**

Building setbacks for residential development shall be per the base zoning district. If developed as a food truck part, the following setbacks shall apply"

North: 0 feet

East: 5 feet

West: 0 feet

South: 0 feet

**6. Sight-proof Screening:**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use (south and east property line at the time of this SPUD). Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

If developed as residential, sight proof screening shall be per the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding Signs**

No pole signs will be allowed.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

Pole signs and billboard shall be strictly prohibited within this SPUD.

**8.2 Attached Signs**

Attached shall be in accordance with the C-1, "Neighborhood Commercial" District regulations.

**8.4. Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**9. Vehicular Access:**

Access may be taken from N Stonewall Ave. or NE 6<sup>th</sup> Street.

**10. Sidewalks:**

Five-foot sidewalks shall be constructed on the arterial street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

Sidewalks shall not be required for food truck park use as it is temporary.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

All permanent (residences, office or commercial buildings) 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. Shipping containers shall be permitted for storage on this property specifically for the food truck park use.

**2. Street Improvements:**

N/A

**3. 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.

**4. Dumpsters:**

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 25 feet of the east property line.

**5. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended except that any use shall be permitted a 25% reduction from the requirement.

Additionally, a food truck park shall not be required any off-street parking requirements.

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Master Development Plan

**EXHIBIT A**

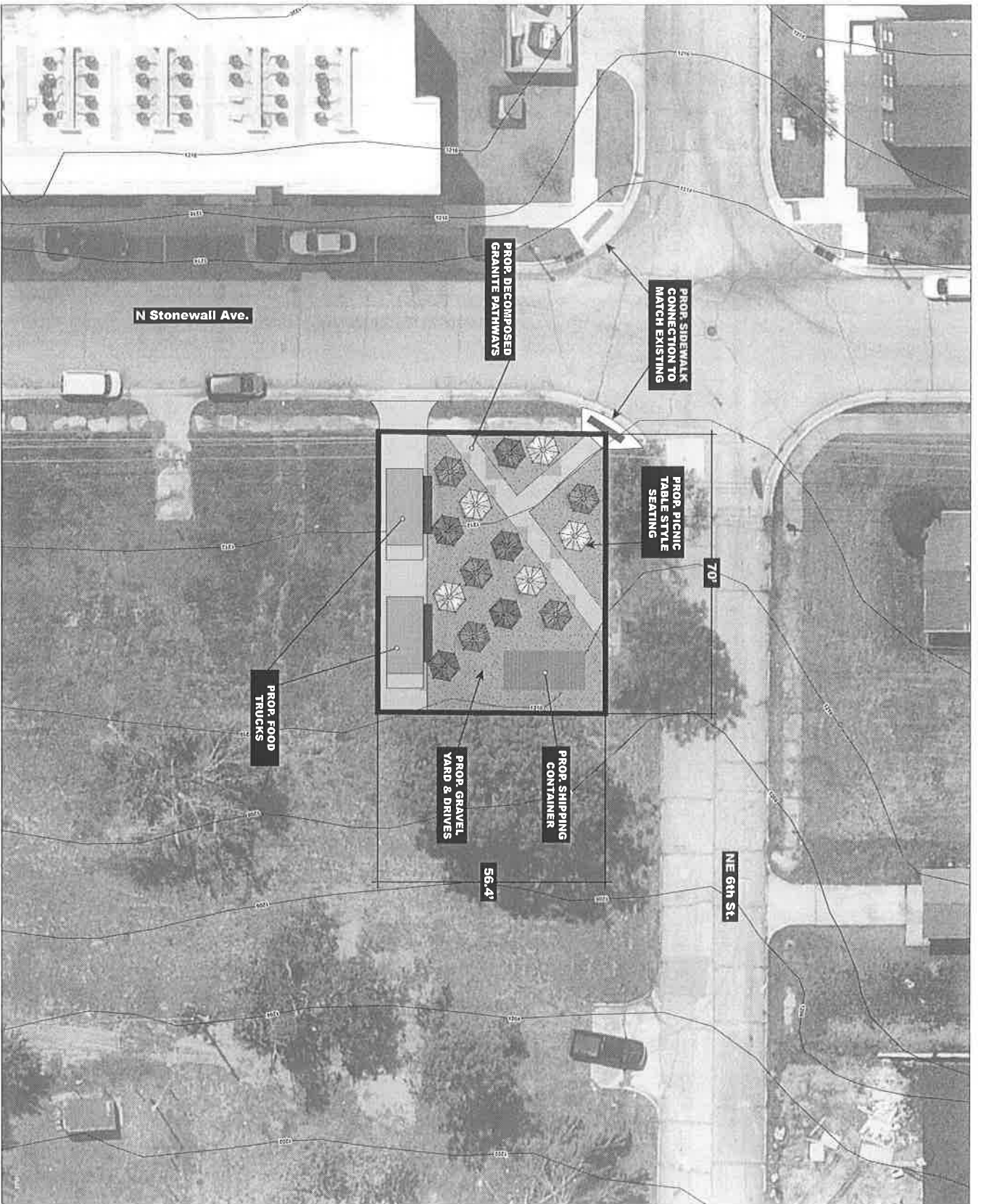
**LEGAL DESCRIPTION**

1108 NE 6<sup>th</sup> St.

The West Seventy (70) feet of lots One (1) and Two (2) in Block Ten (10) in PARK PLACE ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

As recorded in Book 4259, Page 364, Oklahoma County, Oklahoma.





SPUD-  
1108 NE 6th St.

Exhibit B

Conceptual Site Plan



JOHNSON & ASSOCIATES  
1 E. Oklahoma Ave., Suite 200  
Oklahoma City, OK 73104  
405.234.1100  
www.johnsonandassociates.com  
11/1/20  
Conceptual site plan showing building footprint  
prepared under proposed planning