



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
4201 NW 50th St.

Project Name

4201 NW 50th St.

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

Multi-family residential district

Summary Purpose Statement / Proposed Development

Staff Use Only	
Case No.: SPUD -	1443
File Date:	2/1/22
Ward No.:	2
Nbhd. Assoc.:	-
School District:	PC
Extg Zoning:	O-2
Overlay:	-

0.53 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant
David M. Box on behalf of applicant
Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dimbox@wbfbllaw.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.

LETTER OF AUTHORIZATION

Khusro Iqbal, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location:
SPRINGDALE ADDITION 012 000 LOTS 42 THRU 48



By: Khusro Iqbal

Title: Owner

ABACUS HOMES LLC

Date: 7/14/2022

2021121601221848 B: 15003 P: 1180

12/16/2021 02:51:37 PM Pgs: 2
Fee: \$ 20.00 Doc Stamp: \$219.00
David B. Hooten, Oklahoma County Clerk
Oklahoma County - State of Oklahoma



STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

)
) ss.

SHERIFF'S DEED

WHEREAS, WELLS FARGO BANK, N.A., did, at the regular term of the District Court of Oklahoma County, State of Oklahoma, on June 24, 2021, in an action in said Court, wherein said WELLS FARGO BANK, N.A., was Plaintiff, and UNKNOWN SUCCESSORS, IF ANY, OF R. L. EDRALIN A/K/A ROLAND EDRALIN, DECEASED, Defendants, same being Cause No. CJ-2020-6181, recover a judgment against the Defendants in and to this cause in the sum of \$119,832.03, with interest, attorney's fee, and costs as provided therein, upon which an alias special execution and order of sale was issued, dated September 7, 2021, directed to the undersigned Sheriff to execute, by virtue of which the undersigned Sheriff levied upon the premises hereinafter described, and the time and place of sale thereof having been duly advertised, according to law the same were struck off and sold to Khusroo Iqbal, same being the highest and best bidder therefor, and later, said sale was duly confirmed by the District Court, and deed ordered to issue to **Abacus Homes LLC**.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, TOMMIE JOHNSON III, Sheriff of Oklahoma County, Oklahoma, in consideration of the premises, do hereby convey to said **Abacus Homes LLC**, the following described lots or parcels of land, situated in Oklahoma County, State of Oklahoma, to-wit:

ALL OF LOTS 42,43,44,45,46,47 AND 48, IN BLOCK 12,
SPRINGDALE ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY,
OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

TO HAVE AND TO HOLD the same, with all the appurtenances thereunto belonging, to said **Abacus Homes LLC**.

WITNESS my hand and seal this 8 day of December 2021.

A large, stylized handwritten signature of Tommie Johnson III is written over a horizontal line. The signature is in dark ink and is quite fluid and cursive.

TOMMIE JOHNSON III, Sheriff of
Oklahoma County, Oklahoma

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

)
) ss.

Be it remembered that on December 8, 2021, before me, the undersigned, a Notary Public, personally appeared TOMMIE JOHNSON III, Sheriff of Oklahoma County, Oklahoma, well known to me to be the same person who is designated in and who executed the above and foregoing instrument, and acknowledged to me that he executed the same as Sheriff of Oklahoma County, Oklahoma, and as his free and voluntary act and deed, for the uses and purposes therein set forth.

In witness whereof, I have hereunto set my hand and official seal of said County, the day and year last above written.

My Commission Expires: _____



Kimberly Danning
NOTARY PUBLIC


WI RETURN TO: Abacus Homes LLC, Khusroo Iqbal, 801 NW 188th Street,
Edmond, OK 73012

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within 300 feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 14th day of July, 2022.

AMERICAN EAGLE TITLE INSURANCE COMPANY


Jessica Louk
Abstract Manager

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on July 21, 2022, by Jessica Louk,
Abstract Manager.

My commission expires:
Order No.: 2207-0253-20




NOTARY PUBLIC

"EXHIBIT A"

All of Lots 42, 43, 44, 45, 46, 47 and 48, in Block 12, SPRINGDALE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

"Exhibit B"

Dated: July 21, 2022

Order No. 2207-0253-20

ABACUS HOMES LLC 801 NW 188 TH ST EDMOND, OK 73012	147547200 LOT 000 BLOCK 012 LOTS 42 THRU 48 SPRINGDALE ADDITION (SUBJECT PROPERTY)
MCLAUGHLIN NEIL E 4225 NW 51 ST ST OKLAHOMA CITY, OK 73112-2107	147545840 LOT 000 BLOCK 011 E13FT LOT 32 & ALL LOT 33 PLUS W18FT LOT 34 SPRINGDALE ADDITION
ANAYA ROBERTO A JAIME MARIA M 4221 NW 51 ST ST OKLAHOMA CITY, OK 73112	147545920 LOT 000 BLOCK 011 E7FT LOT 34 & ALL LTS 35 & 36 SPRINGDALE ADDITION
HIGGINS PATTI JO 4217 NW 51 ST ST OKLAHOMA CITY, OK 73112-2107	147546000 LOT 000 BLOCK 011 LOTS 37 & 38 & W10FT LOT 39 SPRINGDALE ADDITION
FIFE SCOTT 4215 NW 51 ST ST OKLAHOMA CITY, OK 73112-2107	147546005 LOT 000 BLOCK 011 E15FT LOT 39 ALL LOTS 40 THRU 42 SPRINGDALE ADDITION
MARIN HUMBERTO ESCALERA 5205 N BRUNSON ST OKLAHOMA CITY, OK 73112	147546100 LOT 000 BLOCK 011 N70FT OF LOTS 43 THRU 48 SPRINGDALE ADDITION
MARIN HUMBERTO ESCALERA 5205 N BRUNSON ST OKLAHOMA CITY, OK 73112	147546080 LOT 000 BLOCK 011 S63FT OF LOTS 43 THRU 48 SPRINGDALE ADDITION
JLR HOLDINGS LLC 2005 NW 56 TH TER OKLAHOMA CITY, OK 73118	147548560 LOT 000 BLOCK 014 ALL LOTS 25 & 26 & W10FT LOT 27 SPRINGDALE ADDITION
NOYOLA ARMANDO ALVARADO JESSICA 4133 NW 51 ST ST OKLAHOMA CITY, OK 73112-2105	147548562 LOT 000 BLOCK 014 E15FT LOT 27 & ALL LOT 28 & W20FT LOT 29 SPRINGDALE ADDITION
HEDRICK RYAN & LYDIA N 4129 NW 51 ST ST OKLAHOMA CITY, OK 73112	147548565 LOT 000 BLOCK 014 E5FT LOT 29 & ALL LOTS 30 & 31 & W5FT LOT 32 SPRINGDALE ADDITION
OKLA CITY TABERNACLE OF CHRISTIAN & MISSIONARY ALLIANCE 1501 N ELLISON AVE OKLAHOMA CITY, OK 73106-4438	147546400 LOT 000 BLOCK 012 LOTS 13 THRU 36 SPRINGDALE ADDITION
CANNON MARY J 4216 NW 51 ST ST OKLAHOMA CITY, OK 73112-2108	147546320 LOT 000 BLOCK 012 LOTS 10 THRU 12 SPRINGDALE ADDITION

STAPP JAMES ALEC 4212 NW 51 ST ST OKLAHOMA CITY, OK 73112-2108	147546315 LOT 000 BLOCK 012 LOTS 7 THRU 9 SPRINGDALE ADDITION
ROCKFORD YORK LLC 5905 NW 72 ND PL WARR ACRES, OK 73132-5702	147546260 LOT 000 BLOCK 012 W15FT OF LOT 4 & ALL OF LOTS 5 & 6 SPRINGDALE ADDITION
ROCKFORD YORK LLC 5905 NW 72 ND PL WARR ACRES, OK 73132-5702	147546240 LOT 000 BLOCK 012 LOTS 1 THRU 3 & E10FT OF LOT 4 SPRINGDALE ADDITION
WILSON WILLENE 4136 NW 51 ST ST OKLAHOMA CITY, OK 73112-2106	147547600 LOT 000 BLOCK 013 W10FT OF LOT 22 & ALL OF LOTS 23 & 24 SPRINGDALE ADDITION
PAREDES SAMUEL DRAPEAU NICOLE 4132 NW 51 ST ST OKLAHOMA CITY, OK 73112	147547530 LOT 000 BLOCK 013 W20FT LOT 20 & ALL LOT 21 & E15FT LOT 22 SPRINGDALE ADDITION
BEAHAN BRIAN T 6508 NW 123 RD ST OKLAHOMA CITY, OK 73142	147547520 LOT 000 BLOCK 013 W5FT LOT 17 & ALL LOTS 18 & 19 & E5FT LOT 20 SPRINGDALE ADDITION
MERCADO JIM P IV & TERRI LEIGH 4124 NW 51 ST ST OKLAHOMA CITY, OK 73112-2106	147547460 LOT 000 BLOCK 013 W15FT LOT 15 & ALL LOT 16 & E20FT LOT 17 SPRINGDALE ADDITION
CHRISTIAN & MISSIONARY ALLIANCE INCORPORATED THE 4231 NW 50 TH ST OKLAHOMA CITY, OK 73112	147547040 LOT 000 BLOCK 012 LOTS 37 & 38 EXEMPT SPRINGDALE ADDITION
SPRINGDALE ALLIANCE CHURCH OF THE CHRISTIAN & MISSIONARY ALLIANCE 4231 NW 50 TH ST OKLAHOMA CITY, OK 73112-2247	147547120 LOT 000 BLOCK 012 LOTS 39 THRU 41 SPRINGDALE ADDITION
TERRAZAS JOSE A MARTINEZ 4135 NW 50 TH ST OKLAHOMA CITY, OK 73112-2246	147547640 LOT 000 BLOCK 013 LOTS 25 26 & 27 SPRINGDALE ADDITION
PYEATT STACEY J & KEVIN R 5742 S NUCLA CT CENTENNIAL, CO 80015-4009	147547660 LOT 000 BLOCK 013 LOTS 28 & 29 & W13.92FT OF LOT 30 SPRINGDALE ADDITION
BROGDEN JIMMIE H BROGDEN GREG ALLEN 13052 OLD 66 RD HINTON, OK 73047	147547680 LOT 000 BLOCK 013 E11.08FT LOT 30 ALL LOTS 31 & 32 & W3.34FT LOT 33 SPRINGDALE ADDITION
WEINRICH ENTERPRISES LLC 1122 NW 13 TH ST OKLAHOMA CITY, OK 73106	147547770 LOT 000 BLOCK 013 E21.66FT OF LOT 33 ALL LOT 34 & W17.76FT OF LOT 35 SPRINGDALE ADDITION

DONAGHE TOM & LINDA DEGEARE KELLY PO BOX 32 PIEDMONT, OK 73078-0032	147871215 LOT 001 BLOCK 008 BUSH HILLS 6 TH SEC 2
THAWNG BIK 5013 N UTAH AVE OKLAHOMA CITY, OK 73112-2226	147871220 LOT 002 BLOCK 008 BUSH HILLS 6 TH SEC 2
TAYLOR BRAD & DEANYA KAY TRS TAYLOR LEGACY WEALTH TRUST 3201 WHEATFALL LN EDMOND, OK 73034	147871210 LOT 000 BLOCK 007 LOT 18 EX S40FT BUSH HILLS 6 TH SEC 2
ROSS NORMA L CO TRS ROSS JOHN L CO TRS ROSS NORMA L REV LIVING TRUST 5012 N UTAH AVE OKLAHOMA CITY, OK 73112-2227	147871205 LOT 017 BLOCK 007 BUSH HILLS 6 TH SEC 2
TUOHY RICHARD F TRUST 2013 NW 56 TH TER OKLAHOMA CITY, OK 73118-1411	147871200 LOT 016 BLOCK 007 BUSH HILLS 6 TH SEC 2
TRUONG MINH LE NANCY 6760 NW 125 TH CT OKLAHOMA CITY, OK 73142	147871133 LOT 000 BLOCK 007 W34.10FT OF LOT 2 BUSH HILLS 6 TH SEC 2
TRUONG MINH LE NANCY 6760 NW 125 TH CT OKLAHOMA CITY, OK 73142	147871130 LOT 000 BLOCK 007 E35.75FT OF LOT 2 BUSH HILLS 6 TH SEC 2
RANGEL JUAN 4208 NW 50 TH ST OKLAHOMA CITY, OK 73112-2294	147871125 LOT 001 BLOCK 007 BUSH HILLS 6 TH SEC 2
KEPHART BOB & KAREN 5015 N VERMONT AVE OKLAHOMA CITY, OK 73112-2230	147871135 LOT 003 BLOCK 007 BUSH HILLS 6 TH SEC 2
HERNANDEZ JOSE MANUEL DIAZ DELARA MAYRA VALDEZ 5009 N VERMONT AVE OKLAHOMA CITY, OK 73112	147871140 LOT 004 BLOCK 007 BUSH HILLS 6 TH SEC 2
WATERS ROBERT CHADWICK 4204 NW 50 TH ST OKLAHOMA CITY, OK 73112-2210	147871120 LOT 016 BLOCK 006 BUSH HILLS 6 TH SEC 2
BRM 3 LLC 820 NW 13 TH ST OKLAHOMA CITY, OK 73106	147871045 LOT 001 BLOCK 006 BUSH HILLS 6 TH SEC 2
KONARIK ALFRED 5012 N VERMONT AVE OKLAHOMA CITY, OK 73112-2231	147871115 LOT 015 BLOCK 006 BUSH HILLS 6 TH SEC 2
THE COMMONS SCATTERED LLC 4301 N CLASSEN BLVD OKLAHOMA CITY, OK 73118-5031	147871050 LOT 002 BLOCK 006 BUSH HILLS 6 TH SEC 2
ROBERTS DANA L HIGHTOWER LANCE L 5008 N VERMONT AVE OKLAHOMA CITY, OK 73112-2231	147871110 LOT 014 BLOCK 006 BUSH HILLS 6 TH SEC 2

BELL EVELYN A TRS BELL EVELYN A REV TRUST 5009 N BRUNSON ST OKLAHOMA CITY, OK 73112	147871055 LOT 003 BLOCK 006 BUSH HILLS 6 TH SEC 2
TAYLOR DAVID J & PAMELA J 5016 N BRUNSON ST OKLAHOMA CITY, OK 73112-2216	147871005 LOT 001 BLOCK 005 EX S5FT BUSH HILLS 6 TH SEC 2

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1443
MASTER DESIGN STATEMENT FOR
4201 NW 50th St.
July 22, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

SPUD-1443 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 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:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of 12 units]
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

2. **Maximum Building Height:**

The maximum building height shall be 35'.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings:

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

North: 10'

East: 25'

South: 25'

West: 10'

6. Sight-proof Screening:

Screening requirement shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be prohibited within this SPUD.

8.4 Electronic Message Display signs

Electronic Message Display signs will be prohibited within this SPUD.

9. Access:

Access within this SPUD shall be allowed from NW 50th St. and N. Brunson St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4)

foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space requirements shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A

Legal Description

SPRINGDALE ADDITION 012 000 LOTS 42 THRU 48

LANDSCAPE NOTES

SECTION 59-11250 OKC CODE OF ORDINANCES - LANDSCAPING REQUIREMENTS:

All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Horticultural, Office, Civic, (excluding Use Unit Heavy Public Protection and Utility (8250.9)) and Commercial Use Units in the Following Districts: R-1, R-1ZL, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, O-1, O-2, C-1, C-2, C-3, C-4, C-HC, I-1, I-2, I-3, HP, NC, SPUD, and PUD.

- (1) All required front, side and rear yards shall be landscaped, except walkways, parking, pertinent equipment, drainage utilities and other accessory structures permitted by this chapter. The landscaping of these yards shall consist of a combination of living vegetation, such as trees, shrubs, grasses or groundcover materials, planted and maintained, or preserved as existing natural vegetation areas (e.g. woods or thickets).
- (2) All trees and shrubs shall be planted and maintained in accordance with the standards of the American Association of Nurserymen (a copy of which is on file in the Planning Department). All newly planted trees and shrubs shall be mulched and maintained to give a clean and weed-free appearance.
- (3) Landscaping within any Developed Area must equal or exceed a minimum number of points in order to obtain approval. Site Points are determined by the size of the Developed Area, and Parking Lot Points are determined by the number of parking spaces.
 - (a) Number of points required for Developed Area exceeding 500 square feet:
 - 1. Site Points: One point for each 200 square feet of Developed Area with a minimum of 25 points.
 - 2. Parking Lot Points: Two points for each required parking space and one point for each additional parking space.
 - (b) A minimum of 60 percent of Site Points shall be used for landscaping in front and side yards.
 - (c) A minimum of 25 percent of required points shall be used for evergreen plantings.
 - (d) A maximum of 25 percent of required points may be used for turf grass. Turf located within the street right-of-way is excluded.
 - (e) A maximum of 15 percent of required Site Points may be used for Perennial plantings.
- (7) Any addition to existing building(s) or alterations to an existing site with a Developed Area exceeding 500 square feet shall require one point of landscaping for every 200 square feet of developed area, with a minimum of ten points plus two points of landscaping for every parking space constructed for the building addition.
- (9) Any freestanding accessory sign shall be landscaped in accordance with Section 3-83(h) of Chapter 3 of the Oklahoma City Municipal Code.

PARKING LOT LANDSCAPING REQUIREMENTS:

Automotive Parking Lot Landscape Requirements for All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Office, Civic, Commercial Use Units and the Horticultural Use Unit in the Following Districts: R-1, R-1ZL, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, NC, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, I-3, HP, NBD, NC, SYD, SPUD, PUD, BC, C-CBD, DBD, DTD-1, DTD-2 and C-HC. The purpose of Parking Lot Islands and/or Parking Lot Peninsulas is to help reduce glare and heat buildup, promote interior islands for pedestrian safety and traffic separation, visually break up large expanses of pavement, and reduce surface runoff. All non-covered, street-level parking facilities established and governed by this chapter shall be landscaped in accordance with the following requirements:

- (1) In addition to the number of Site Points, if required, two additional points shall be used to install Parking Lot Plantings for each parking space provided. Parking Lot Plantings shall be located:
 - (a) Within the Parking Lot Perimeter where parking lots are located adjacent to the public right-of-way, as follows: 1. Evergreen shrubs reaching a mature height of at least three feet and spaced a maximum of five feet on center, and/or 2. Trees planted between 15 and 35 feet on center. Selection of species and recommended spacings shall be directed by the document "Trees and Plants for Oklahoma City," as referenced in § 59-11150.P.
 - (b) Within internal landscaped areas disbursed throughout the parking lot by:
 - 1. Interior Parking Lot Island or Peninsula, and/or
 - 2. Continuous landscaped strip a minimum of five feet in width. Where a continuous landscaped strip is installed along any internal pedestrian access way, the landscaped strip may be divided on both sides of the access way, as long as the combined width maintains a minimum of five feet.
- (2) Each Parking Lot Island and Peninsula shall be a minimum of 100 square feet of planting area with a minimum average width of five feet from inside curb to inside curb.
- (3) Internal landscaped areas in parking lots, such as Parking Lot Islands, Peninsulas, and landscaped strips between rows of parking, are encouraged to be designed with Low Impact Development techniques and utilized for stormwater management.
- (4) A minimum of 25 percent of points used for Parking Lot Plantings shall be evergreen.
- (5) The distance between any parking space and a medium shade tree shall be no more than 75 feet. Selection of species and recommended spacings shall be directed by the document "Trees and Plants for Oklahoma City," as referenced in § 59-11150.P.
- (6) Required Parking Lot Plantings shall be in-ground and not placed upon a paved surface.
- (7) All internal landscaped areas shall be protected with concrete curbs, parking stops, or equivalent barriers.
- (8) Each tree shall be planted a minimum of two and one-half feet away from the outside of any permanent barrier of a Landscaped Area or edge of the parking area. Trees shall be planted where trunks will not be damaged by car doors and bumpers.
- (9) Groundcover or grasses shall be planted to cover each Parking Lot Planting area within three years from the date of issuance of the Certificate of Occupancy. All groundcover shall have a mature height of not more than 24 inches. Loose rock, gravel, decorative rock or stone, or mulch shall not exceed 20 percent of the parking lot planting area.
- (10) Plantings applied to satisfy Parking Lot Planting requirements shall be in addition to any required front, side and rear yard buffer requirements.

LANDSCAPE LEGEND

- MEDIUM TREE - 2" CALIPER, 7' TO 8' HEIGHT
- MEDIUM SHRUB - PERENNIAL, 3 GALLON, 12" HEIGHT
- SMALL SHRUB - PERENNIAL, 2 GALLON, 8" HEIGHT
- TURF GRASS

LANDSCAPING REQUIREMENTS:

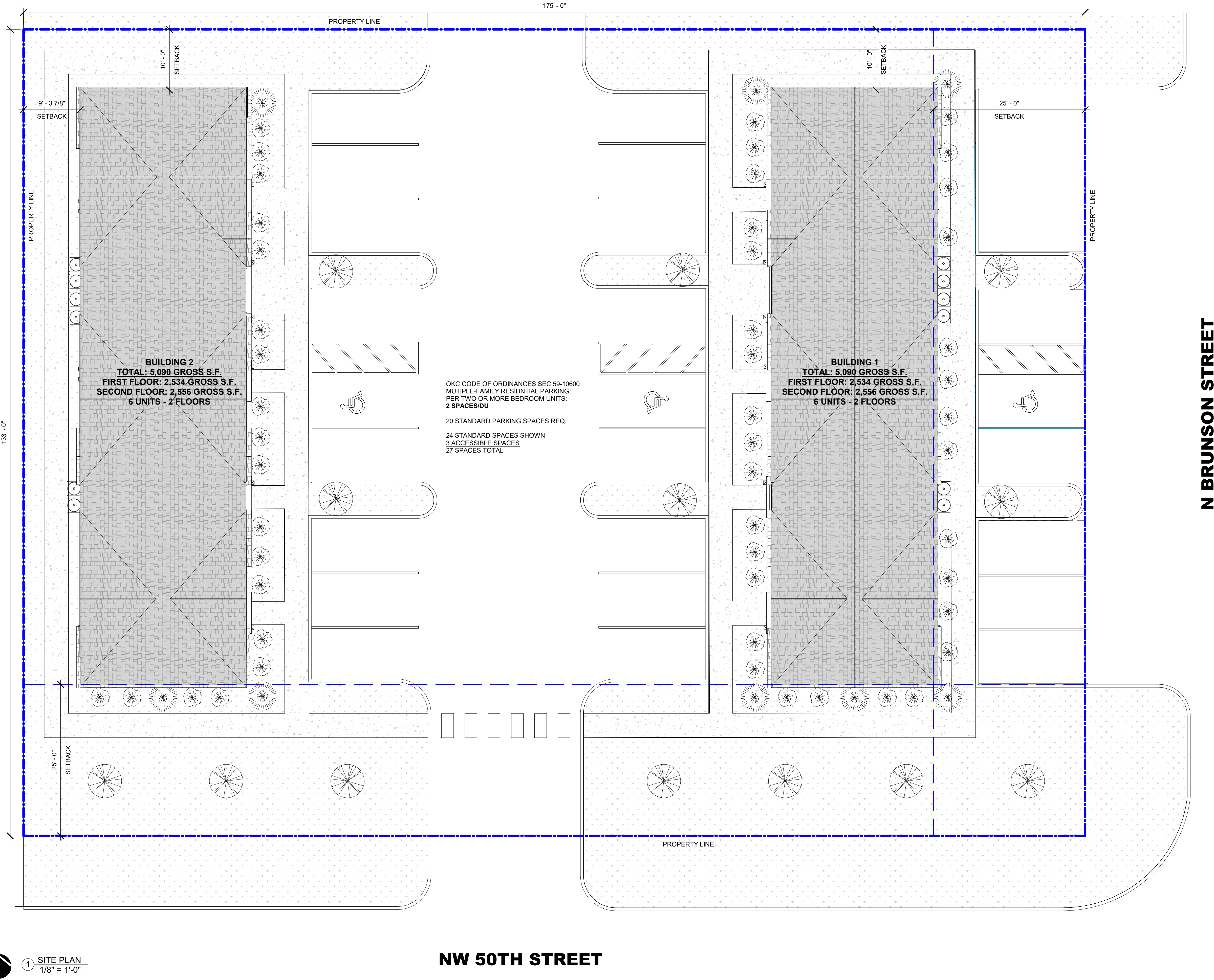
LOT AREA: 23,275 S.F.
60% OF 116.38 = 69.83
25% OF 116.38 = 29.1 MAX POINTS FOR TURF GRASS

SITE POINTS: ONE POINT FOR EACH 200 SF OF DEVELOPED AREA WITH A MINIMUM OF 25 POINTS
POINTS REQUIRED FOR SITE: (23,275/200) = 116.38

676 S.Y. OF TURF GRASS @ 1/4 POINT PER S.Y. = 169 POINTS 29 POINTS MAX
MEDIUM TREE 2IN CALIPER 7-8' HEIGHT - 7 @ 12 POINTS 84 POINTS
SMALL SHRUB - 50 @ 1 POINT = 50 POINTS
MEDIUM SHRUB - 8 @ 2 POINTS = 16 PONTES
TOTAL = 179 POINTS

PARKING LOT POINTS: TWO POINTS FOR EACH REQUIRED PARKING SPACE AND ONE POINT FOR EACH ADDITIONAL PARKING SPACE
POINTS REQUIRED FOR PARKING: (20 x 2) + 7 = 47

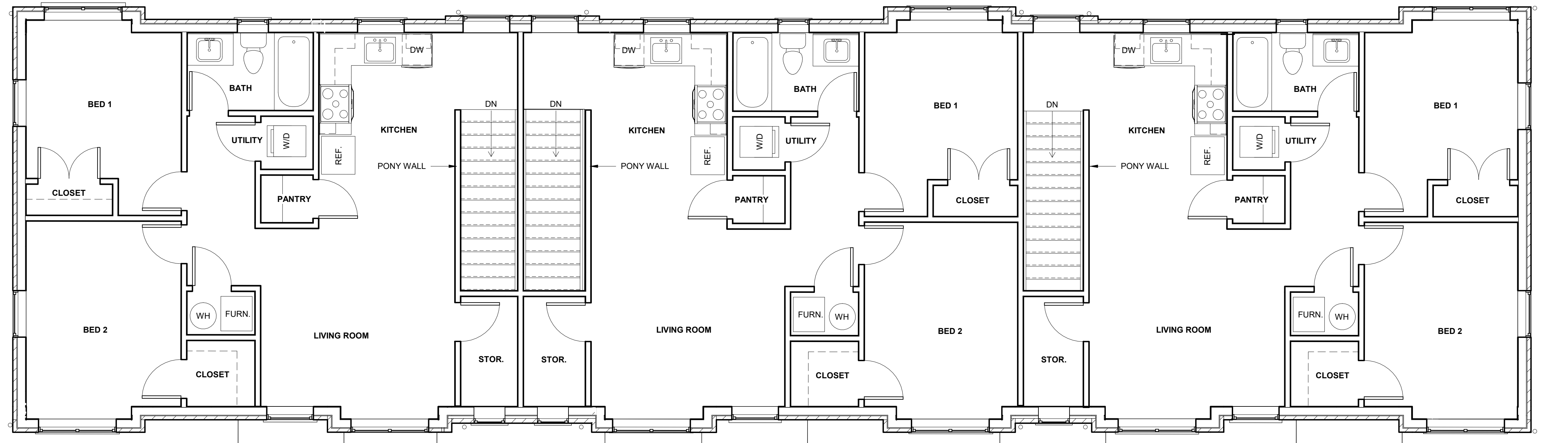
64 S.Y. OF TURF GRASS @ 1/4 POINT PER S.Y. = 16 POINTS
MEDIUM TREE 2IN CALIPER 7-8' HEIGHT - 6 @ 12 POINTS 72 POINTS
TOTAL: 88 POINTS



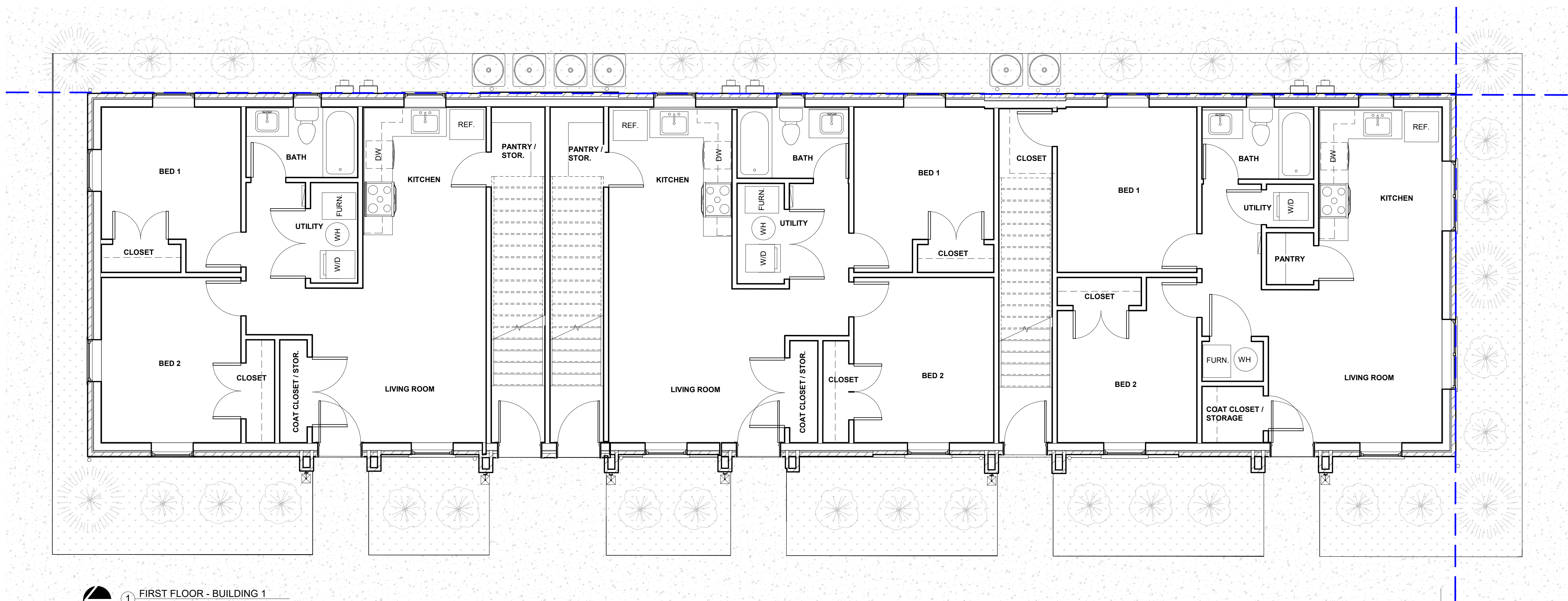
1 SITE PLAN
1/8" = 1'-0"

Exhibit B

4201 NW 50th TOWNHOUSES
4201 NW 50th Street, Oklahoma City, OK 73112



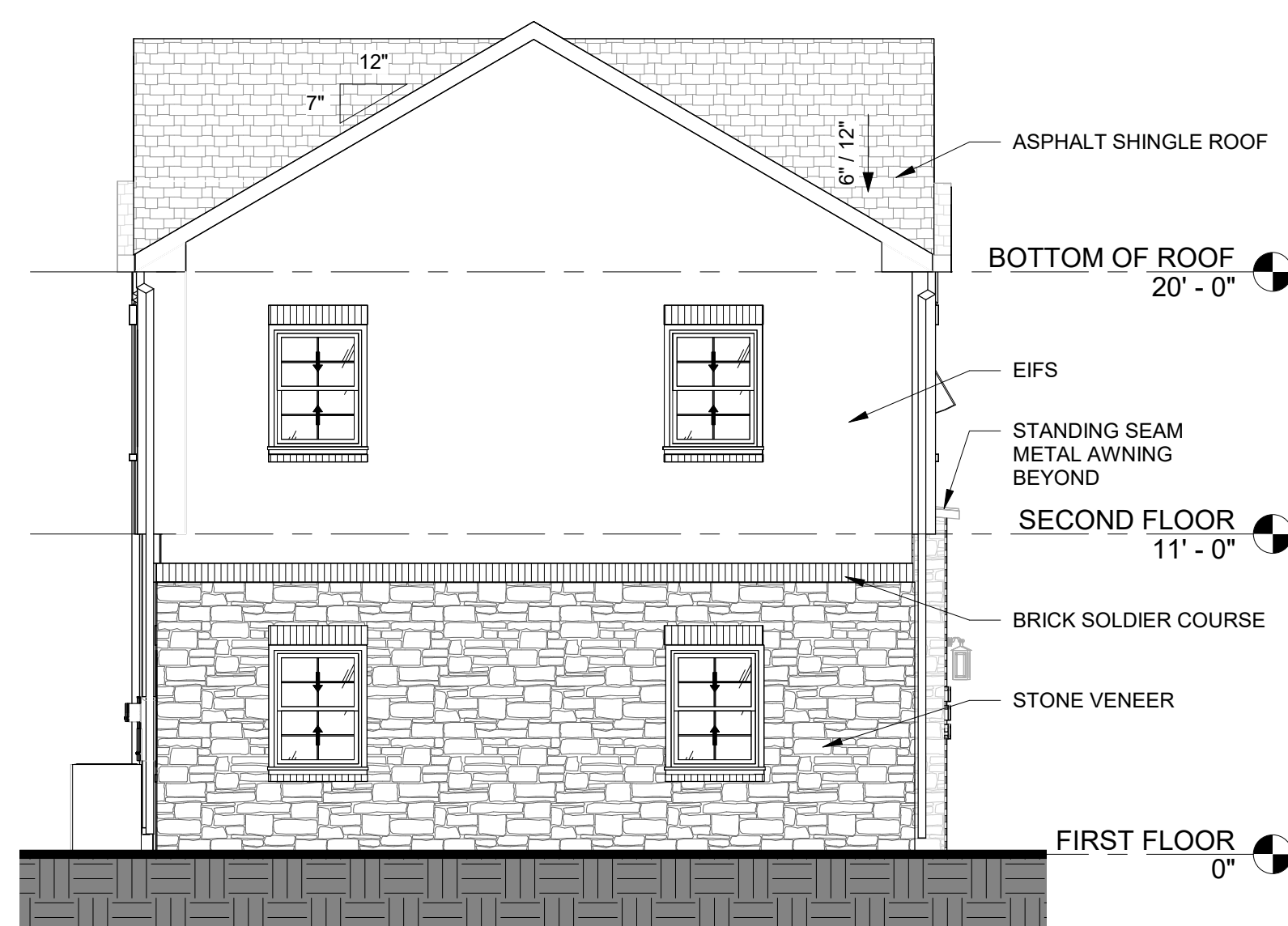
② SECOND FLOOR - BUILDING 1
1/4" = 1'-0"



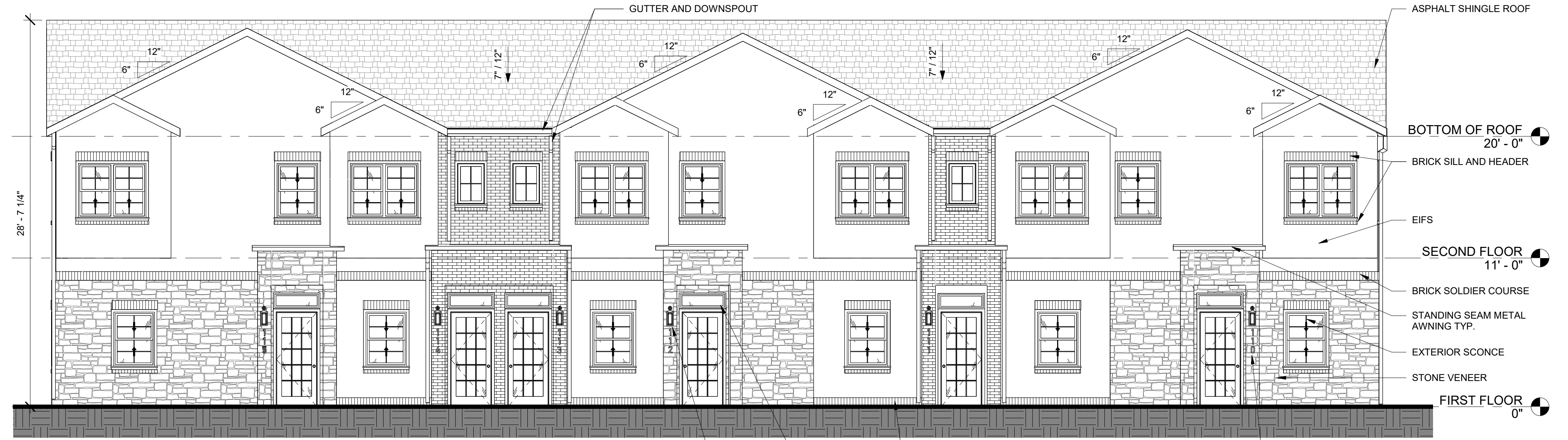
① FIRST FLOOR - BUILDING 1
1/4" = 1'-0"

4201 NW 50th TOWNHOUSES

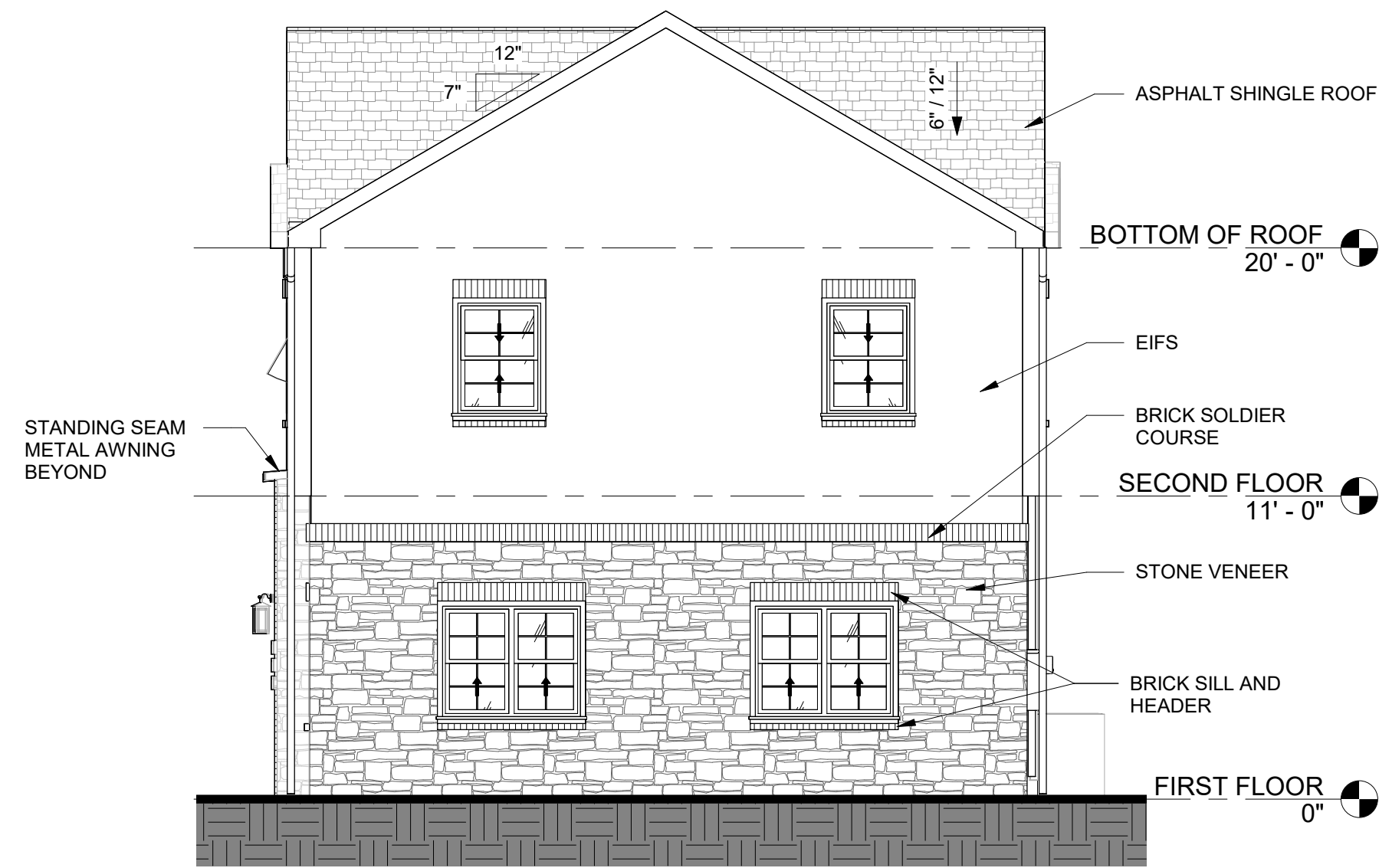
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④ NORTH ELEVATION
3/16" = 1'-0"



③ WEST ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"

4201 NW 50th TOWNHOUSES

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FRONT SITE PERSPECTIVE



BUILDING 2 PERSPECTIVE VIEW



BIRD'S EYE VIEW



BUILDING 1 PERSPECTIVE VIEW

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