



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Lacey Crouch - 900 NW 45th Street

Project Name

900 NW 45th Street, Oklahoma City, Oklahoma 73118

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

Staff Use Only:	
Case No.: SPUD	1467
File Date:	2/25/22
Ward No.:	2
Neigh. Assoc.:	Douglas Edgemere NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

7,000 Square Feet

ReZoning Area (Acres or Square Feet)

Construct a second dwelling for Lacey Crouch's father / R-2 Medium-Low Density Residential District

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):

Lacey Crouch

Name

900 NW 45th Street

Mailing Address

Oklahoma City, Oklahoma 73118

City, State, Zip Code

(405) 820-0348

Phone

laceycrouch@gmail.com

Email

Signature of Applicant

Allen Engineering Service, Inc.

Applicant's Name (please print)

1601 SW 89th Street, Suite C-200

Applicant's Mailing Address

Oklahoma City, Oklahoma 73159

City, State, Zip Code

(405) 840-9901

Phone

callen@aeswins.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.

Lacey Crouch
900 NW 45th Street
Oklahoma City, Oklahoma 73118
(405) 820-0348

September 19, 2022

Mr. Curtis Liggins
City of Oklahoma City
Development Services
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

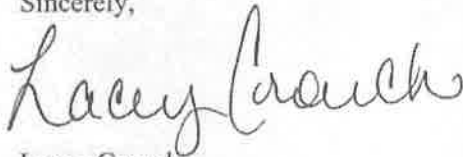
Re: 900 NW 45th Street
Oklahoma City, Oklahoma
Douglas Place, Block 21, Lots 1 & 2

Dear Mr. Liggins:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for a rezoning of the property referenced above on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,


Lacey Crouch

2nd

WARRANTY DEED
(Statutory Form - Individual)

20111215011579160
12/15/2011 10:30:30 AM
BK RE11799 Pg 278 Pgs: 1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That CRA Group, LLC, party of the first part, in consideration of the sum of ~~Ten dollars and Zero cents~~, and other valuable considerations, in hand paid, the receipt which is hereby acknowledged, does hereby, grant, bargain, sell and convey unto Lacey D. Crouch, a single person, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

Lots One (1) and Two (2), in Block Twenty One (21), in Douglas Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

After recording return to:
Lacey D. Crouch
900 NW 45th Street
Oklahoma City, OK 73118

✓ The Oklahoma City Abstract & Title Co.
1000 W. 15th Street
Edmond, OK 73013

File # 1111267

SUBJECT TO easements, restrictions, and mineral conveyances of record.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his/her heirs and assigns forever, free and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 13th day of December, 2011.


Judith Boyd Allen, Managing Member,
CRA Group, LLC

20111215011579160
Filing Fee: \$13.00
Doc. Stamps: \$112.50
12/15/2011 10:30:30 AM
DEED



STATE OF OKLAHOMA)

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form


COUNTY OF Canadian)

) SS:

Before me, the undersigned, a Notary Public, in and for this State, on this 13th day of December, 2011, personally appeared Judith Boyd Allen, managing member, CRA Group, LLC to me known to be the identical person who executed the within and foregoing instrument acknowledged to me that he/she executed the same as his/her 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.

My Commission expires: November 22, 2015


Rebecca Westerhoff

Notary Public

File # 1111267

112.50

1/3

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 21st day of September, 20 22



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 21st day of September, 20 22.

My Commission Expires:

02/08/23



Notary Public

Commission # 03000908



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R049645095 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.

STATE OF OKLAHOMA }
COUNTY OF OKLA. }

I, the duly elected, qualified ~~and acting~~
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 FT Radius Report

filed in the office of the County Assessor
on the 21 day of Sept, 2022.

Given under my hand and seal this
21 day of Sept, 2022.

[Signature] Deputy

Oklahoma County Assessor's
300ft Radius Report
9/21/2022

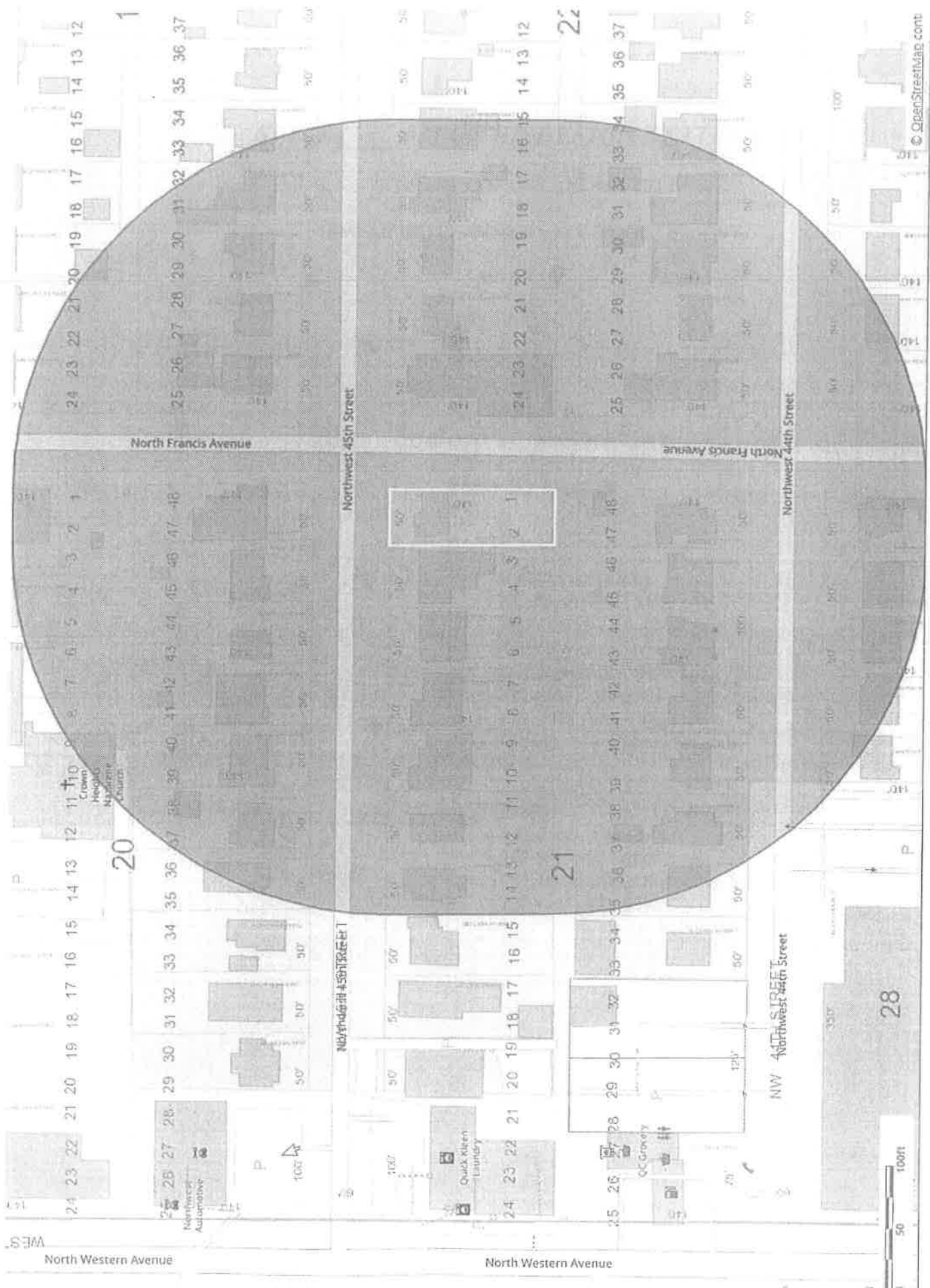
accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R049646970	KETCH RONALD B TRS	KETCH CAROLINE M TRS	10244 BALD CYPRESS DR		OKLAHOMA CITY	OK	73120-2081	DOUGLAS PLACE ADD	028	000	DOUGLAS PLACE ADD 028 000 LOTS 11 THRU 24	4416 N WESTERN AVE OKLAHOMA CITY
R049646910	BULLARD CHARLI		916 NW 44TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	028	000	DOUGLAS PLACE ADD 028 000 LOTS 9 & 10	916 NW 44TH ST OKLAHOMA CITY
R049646895	PINE LAKE DEVELOPMENT LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	028	000	DOUGLAS PLACE ADD 028 000 LOTS 7 & 8	912 NW 44TH ST OKLAHOMA CITY
R049646885	JCCONDY LLC		6608 N WESTERN AVE		OKLAHOMA CITY	OK	73116	DOUGLAS PLACE ADD	028	000	DOUGLAS PLACE ADD 028 000 LOTS 5 & 6	908 NW 44TH ST OKLAHOMA CITY
R049646880	JCCONDY LLC		6608 N WESTERN AVE, Unit 505		OKLAHOMA CITY	OK	73116	DOUGLAS PLACE ADD	028	000	DOUGLAS PLACE ADD 028 000 LOTS 3 & 4	904 NW 44TH ST OKLAHOMA CITY
R049646865	TRUONG DUJ	TRUONG ANNIE NH	845 NW 49TH ST		OKLAHOMA CITY	OK	73118-6419	DOUGLAS PLACE ADD	028	000	DOUGLAS PLACE ADD 028 000 LOTS 1 & 2	900 NW 44TH ST OKLAHOMA CITY
R049646700	DOYLE JAY M & LAUREN R		4416 N FRANCIS AVE		OKLAHOMA CITY	OK	73118-6440	DOUGLAS PLACE ADD	027	000	DOUGLAS PLACE ADD 027 000 LOTS 23 & 24	844 NW 44TH ST OKLAHOMA CITY
R049646690	CENTER CITY PROPERTIES LLC		3524 NW 50TH ST		OKLAHOMA CITY	OK	73112-5630	DOUGLAS PLACE ADD	027	000	DOUGLAS PLACE ADD 027 000 LOTS 21 & 22	842 NW 44TH ST OKLAHOMA CITY
R049646685	FRANKLIN JAMES R	FRANKLIN JAMES R JR	836 NW 44TH ST		OKLAHOMA CITY	OK	73118-6428	DOUGLAS PLACE ADD	027	000	DOUGLAS PLACE ADD 027 000 LOTS 19 & 20	838 NW 44TH ST OKLAHOMA CITY
R049646290	HALFERTY JEREMY		1001 NW 44TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 35 & 36	1001 NW 44TH ST OKLAHOMA CITY
R049645305	ALLEGHENY INVESTMENTS LLC		8113 NW 128TH PL		OKLAHOMA CITY	OK	73142-2212	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 37 & 38	937 NW 44TH ST OKLAHOMA CITY
R049645310	WRIGHT NANCY		PO BOX 54354		OKLAHOMA CITY	OK	73154	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 39 & 40	917 NW 44TH ST OKLAHOMA CITY
R049645320	JCCONDY LLC		2913 SOMERSET PL		OKLAHOMA CITY	OK	73116	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 41 & 42	913 NW 44TH ST OKLAHOMA CITY
R049645350	JCCONDY LLC		6608 N WESTERN AVE 505		OKLAHOMA CITY	OK	73116	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 43 44 45 & 46	907 NW 44TH ST OKLAHOMA CITY
R049645365	BUCKET LIST LLC		812 NW 38TH ST		OKLAHOMA CITY	OK	73118-7114	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 47 & 48	901 NW 44TH ST OKLAHOMA CITY
R049645500	NW39 HOLDINGS LLC		4203 N WESTERN AVE		OKLAHOMA CITY	OK	73118-5415	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 25 & 26	4502 N FRANCIS AVE OKLAHOMA CITY
R049645510	J D WILLIAMS PROPERTIES LLC		4300 HUNTLEIGH CT		NORMAN	OK	73072-3928	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 27 & 28	841 NW 44TH ST OKLAHOMA CITY
R049645515	HUBINGER JEAN F TRS	HUBINGER JEAN F REV TRUST	837 NW 44TH ST		OKLAHOMA CITY	OK	73118-6427	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 29 & 30	837 NW 44TH ST OKLAHOMA CITY
R049645530	AVILA IDALIA		833 NW 44TH ST		OKLAHOMA CITY	OK	73118-6427	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 31 & 32	833 NW 44TH ST OKLAHOMA CITY
R049645545	HEIL JAMES LEVI & JOANNE ELIZABETH REV TRUST		8908 NW 71ST ST		OKLAHOMA CITY	OK	73132-3784	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 33 & 34	829 NW 44TH ST OKLAHOMA CITY
R049645170	FLESHMAN FAMILY	INVESTMENTS INC MARTINEZ	1800 NW 3RD ST		OKLAHOMA CITY	OK	73106-2813	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 13 & 14	1000 NW 45TH ST OKLAHOMA CITY
R049645155	CASTILLEJA JUAN CARLOS	CASTILLEJA	920 NW 45TH ST		OKLAHOMA CITY	OK	73118-6436	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 11 & 12	920 NW 45TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
9/21/2022

R049645140	HOLDEN GRACE RENE		916 NW 45TH ST	OKLAHOMA CITY	OK	73118-6436	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 9 & 10	916 NW 45TH ST OKLAHOMA CITY
R049645125	EAST ALISHA		912 NW 45TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 7 & 8	912 NW 45TH ST OKLAHOMA CITY
R049645120	KAISER KODY		908 NW 45TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 5 & 6	908 NW 45TH ST OKLAHOMA CITY
R049645110	GEORGE ALLAN W		904 NW 45TH ST	OKLAHOMA CITY	OK	73118-6436	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 3 & 4	904 NW 45TH ST OKLAHOMA CITY
R049645095	CROUCH LACEY D		3120 NW 62ND ST	OKLAHOMA CITY	OK	73112-4225	DOUGLAS PLACE ADD	021	000	DOUGLAS PLACE ADD 021 000 LOTS 1 & 2	900 NW 45TH ST OKLAHOMA CITY
R049645485	FINK DALEN CHARLES		844 NW 45TH ST 1622	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 23 & 24	844 NW 45TH ST OKLAHOMA CITY
R049645470	OWENS LANORA R		WESTMINSTER PL	NICHOLS HILLS	OK	73120-1230	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 21 & 22	840 NW 45TH ST OKLAHOMA CITY
R049645455	JENKINS CHARLOTTE RENE		835 NW 45TH ST	OKLAHOMA CITY	OK	73118-6434	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 19 & 20	835 NW 45TH ST OKLAHOMA CITY
R049645440	YEN WILLIAM & CELIA R FAMILY TRUST		832 NW 45TH ST	OKLAHOMA CITY	OK	73118-6434	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 17 & 18	832 NW 45TH ST OKLAHOMA CITY
R049645425	CHRIS GEORGE PROPERTIES LLC		417 NW 19TH ST	OKLAHOMA CITY	OK	73103	DOUGLAS PLACE ADD	022	000	DOUGLAS PLACE ADD 022 000 LOTS 15 & 16	828 NW 45TH ST OKLAHOMA CITY
R049645035	SHARON REV TRUST	DATED APRIL 29 2020	5205 NW 120TH ST	OKLAHOMA CITY	OK	73162	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 35 & 36	1001 NW 45TH ST OKLAHOMA CITY
R049645050	HENLINE MICHAEL C		921 NW 45TH ST	OKLAHOMA CITY	OK	73118-6435	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 37 & 38	921 NW 45TH ST OKLAHOMA CITY
R049645060	SMITH MICHAEL S & MICKIE J TRS	SMITH MICHAEL & MICKIE REV TRUST	917 NW 45TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 39 & 40	917 NW 45TH ST OKLAHOMA CITY
R049645065	RHODES DORIS L		913 NW 45TH ST	OKLAHOMA CITY	OK	73118-6435	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 41 & 42	913 NW 45TH ST OKLAHOMA CITY
R049645070	LE HUY VAN TRS LIVING TRUST	LE HUY VAN	909 NW 45TH ST	OKLAHOMA CITY	OK	73118-6435	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 43 & 44	909 NW 45TH ST OKLAHOMA CITY
R049645075	HUNTINGTON JACQUEE L		1113 COLCHESTER TER	EDMOND	OK	73034-6452	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 45 & 46	905 NW 45TH ST OKLAHOMA CITY
R049644660	EKS HOLDINGS LLC		1603 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 25 & 26	845 NW 45TH ST OKLAHOMA CITY
R049645080	BECKHAM CARLA JEAN	BRACKEN MICHAEL J	2305 AUGUSTA DR	MOORE	OK	73160-6261	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 47 & 48	901 NW 45TH ST OKLAHOMA CITY
R049644675	GOODWIN BONNIE LEE		841 NW 45TH ST	OKLAHOMA CITY	OK	73118-6433	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 27 & 28	841 NW 45TH ST OKLAHOMA CITY
R049644690	PRESSON CONNOR T		837 NW 45TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 29 & 30	837 NW 45TH ST OKLAHOMA CITY
R049644705	HASELWOOD BRIAN	HASELWOOD ANGELEIGH	5301 NE 131ST CT	EDMOND	OK	73013	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 31 & 32	833 NW 45TH ST OKLAHOMA CITY
R049644710	HAWKINS JESSICA A	NOLAN AUSTIN A	1348 SE 84TH AVE	PORTLAND	OR	97216	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 33 & 34	829 NW 45TH ST OKLAHOMA CITY
R049644885	CROWN HTS CH OF NAZ		920 NW 46TH ST	OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 8 THRU 13 EXEMPT	914 NW 46TH ST OKLAHOMA CITY
R049644855	CROWN HEIGHTS NAZARENE CHURCH		920 NW 46TH ST	OKLAHOMA CITY	OK	73118-6404	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 6 & 7	910 NW 46TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
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R049644840	OJI WHITNEY MORTON		906 NW 46TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 4 & 5	906 NW 46TH ST OKLAHOMA CITY
R049644825	CHRISTINA & RICHARD		900 NW 46TH ST		OKLAHOMA CITY	OK	73118-6404	DOUGLAS PLACE ADD	020	000	DOUGLAS PLACE ADD 020 000 LOTS 1 2 & 3	900 NW 46TH ST OKLAHOMA CITY
R049644645	SHANNON ANZE	SHANNON TERESA	844 NW 46TH ST		OKLAHOMA CITY	OK	73118-6402	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 23 & 24	844 NW 46TH ST OKLAHOMA CITY
R049644615	TRUITT SETH DALTON		840 NW 46TH ST		OKLAHOMA CITY	OK	73118	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 21 & 22	840 NW 46TH ST OKLAHOMA CITY
R049644600	BPM INVESTMENTS LLC		PO BOX 31252		EDMOND	OK	73003	DOUGLAS PLACE ADD	019	000	DOUGLAS PLACE ADD 019 000 LOTS 19 & 20	836 NW 46TH ST OKLAHOMA CITY



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, 2010).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-2, Medium-Low Density Residential District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
Permitted Use Units: Single-Family Residential (8200-14)
2. Maximum Building Height: 35 Feet and two stories
3. Maximum Building Size: N/A
4. Maximum Number of Buildings: N/A

5. Building Setback Lines

	<u>900 NW 45th Street</u>	<u>4505 N. Francis Avenue</u>
North:	30' Front	5' Side
South:	10' Rear	0' Side
East:	0' Side	3' Front
West:	5' Side	0' Rear

6. Open Space: Open space will be provided in the side and rear setbacks. A minimum of twenty percent (20%) open space shall be provided in this SPUD.

7. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.

8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. A 5-foot landscaped buffer shall be included on the West boundary abutting Residential.

9. Signs:

8.1 Freestanding Accessory Signs

No freestanding accessory signs or pole signs will be allowed in this SPUD.

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

8.2 Attached Signs

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

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

10. Access: Access to the property is from NW 45th Street, N. Francis Avenue and an alley along the South side of the property.

11. Sidewalks: No existing sidewalks are located in the surrounding area and no sidewalks are proposed for this SPUD.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.

2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.
3. Street Improvements: N/A
4. Other:

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, 2010, as amended.

Dumpsters: Residential trash collection will be utilized to serve this site.

Parking: This SPUD shall provide shared parking between the two homes. The proposed new single-family residence will have an attached single car garage and two covered parking spaces. Proposed is a future drive from NW 45th Street to serve 900 NW 45th Street. The parking spaces shown on the Master Development Plan shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

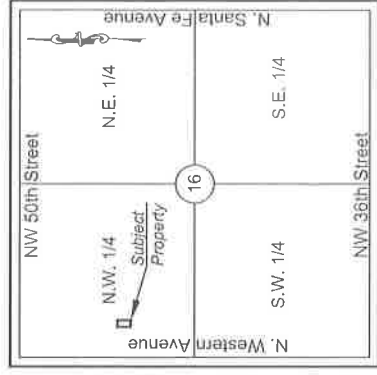
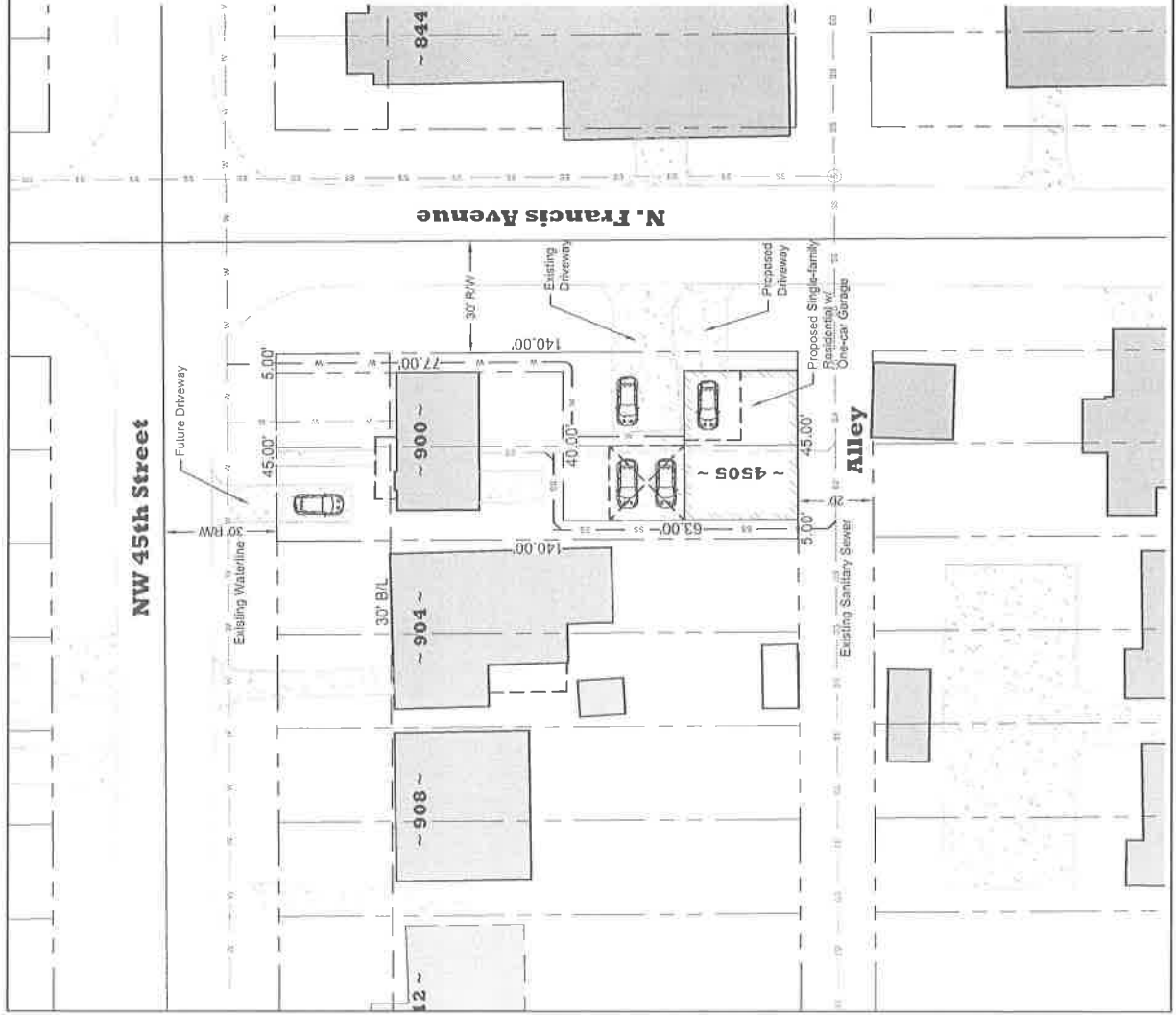
Exhibit A: Legal Description
Exhibit B: Master Development Plan
Exhibit C: Floor Plan, Elevations and Renderings

Exhibit "A"
Legal Description

SPUD-
900 NW 45th Street

Lots One (1) and Two (2), in Block Twenty-one (21), in Douglas Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit "B" Master Development Plan



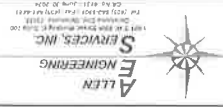
Vicinity Map
Section 16, Township 12N, Range 3W
Not To Scale

GRAPHIC SCALE



Legal Description

Lots One (1) and Two (2), in Block Twenty-one (21), in Douglas Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Project No.	12-12-15
Client	Not Spec
Date	05-16-2022
Drawn by	AMS
Checked by	CWA
Scale	N/A

1

900 NW 45th Street
Oklahoma City, Oklahoma 73118
Exhibit A - Site Plan
Lacey Crouch
(405) 820-0348
Oklahoma City, Oklahoma 73118

1200 SF

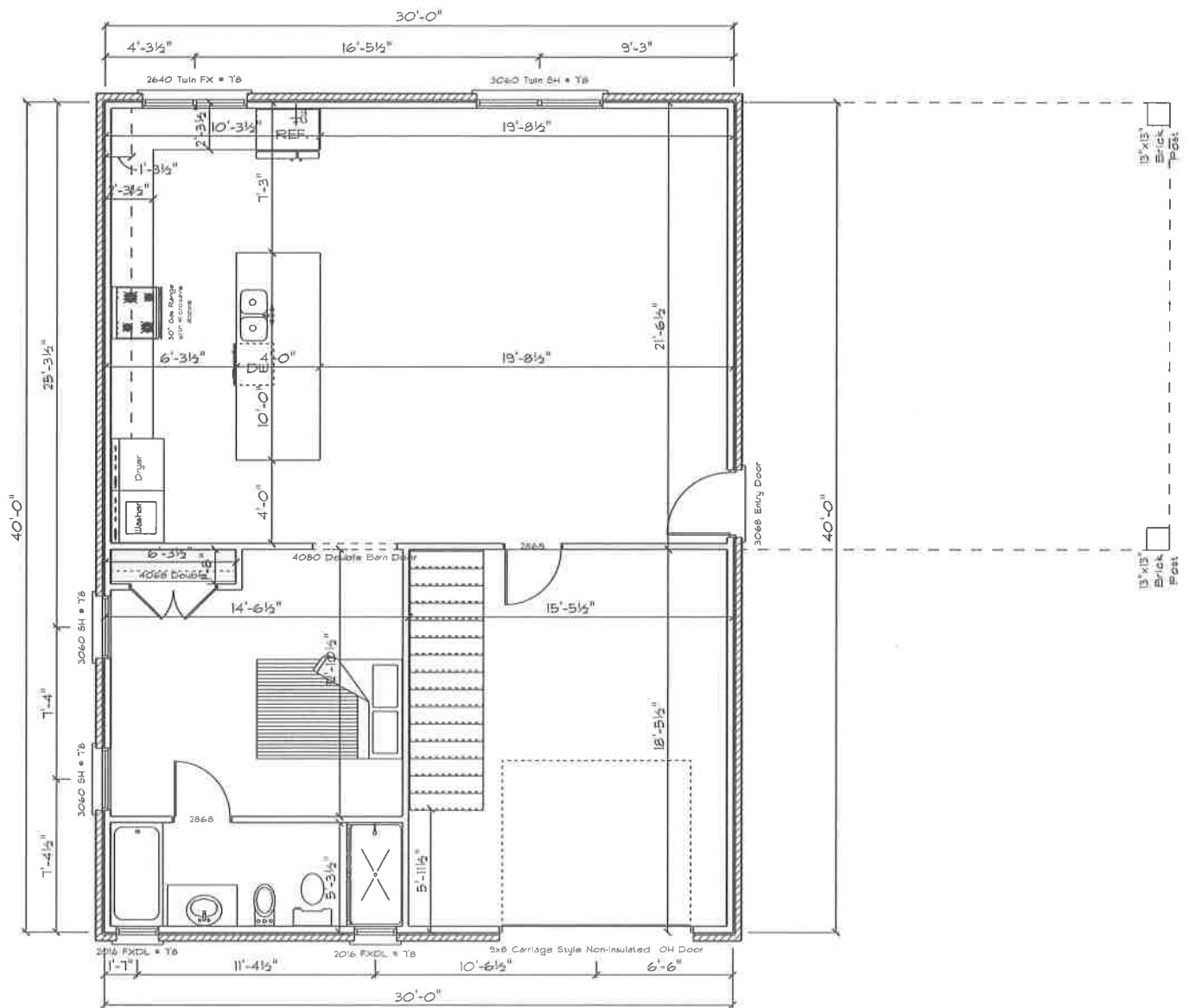


Exhibit C - Elevation & Rendering

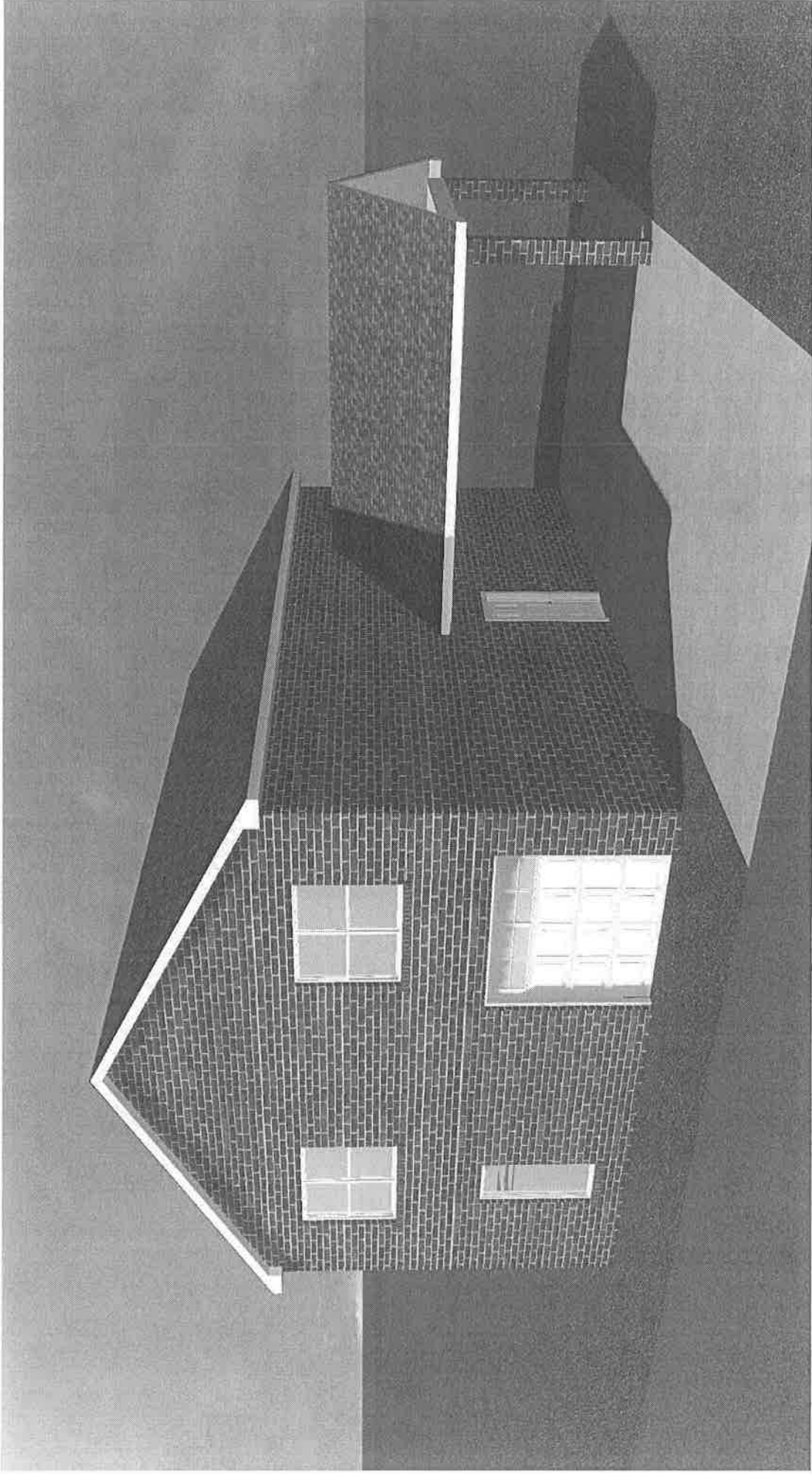


Exhibit C - Elevation & Rendering

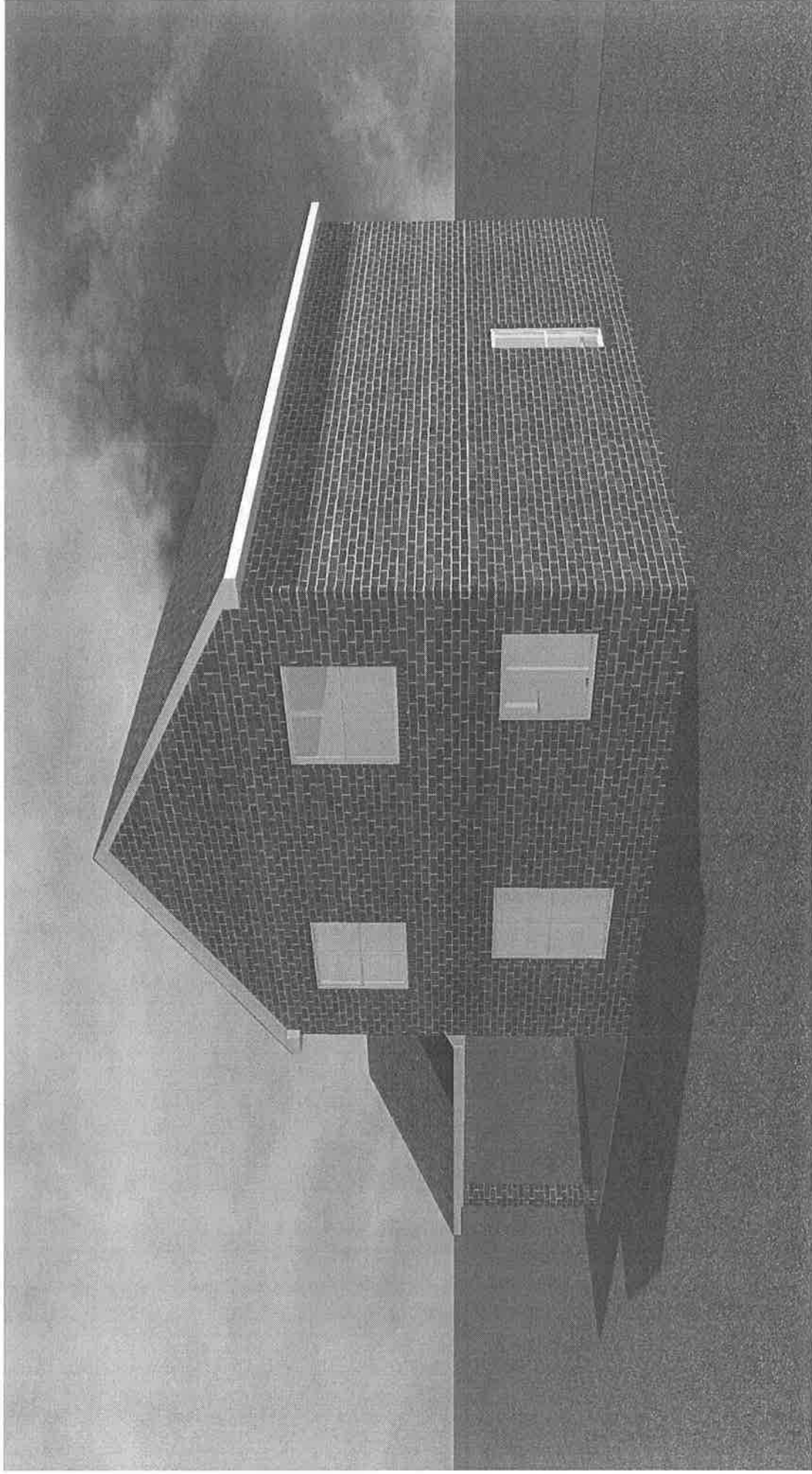
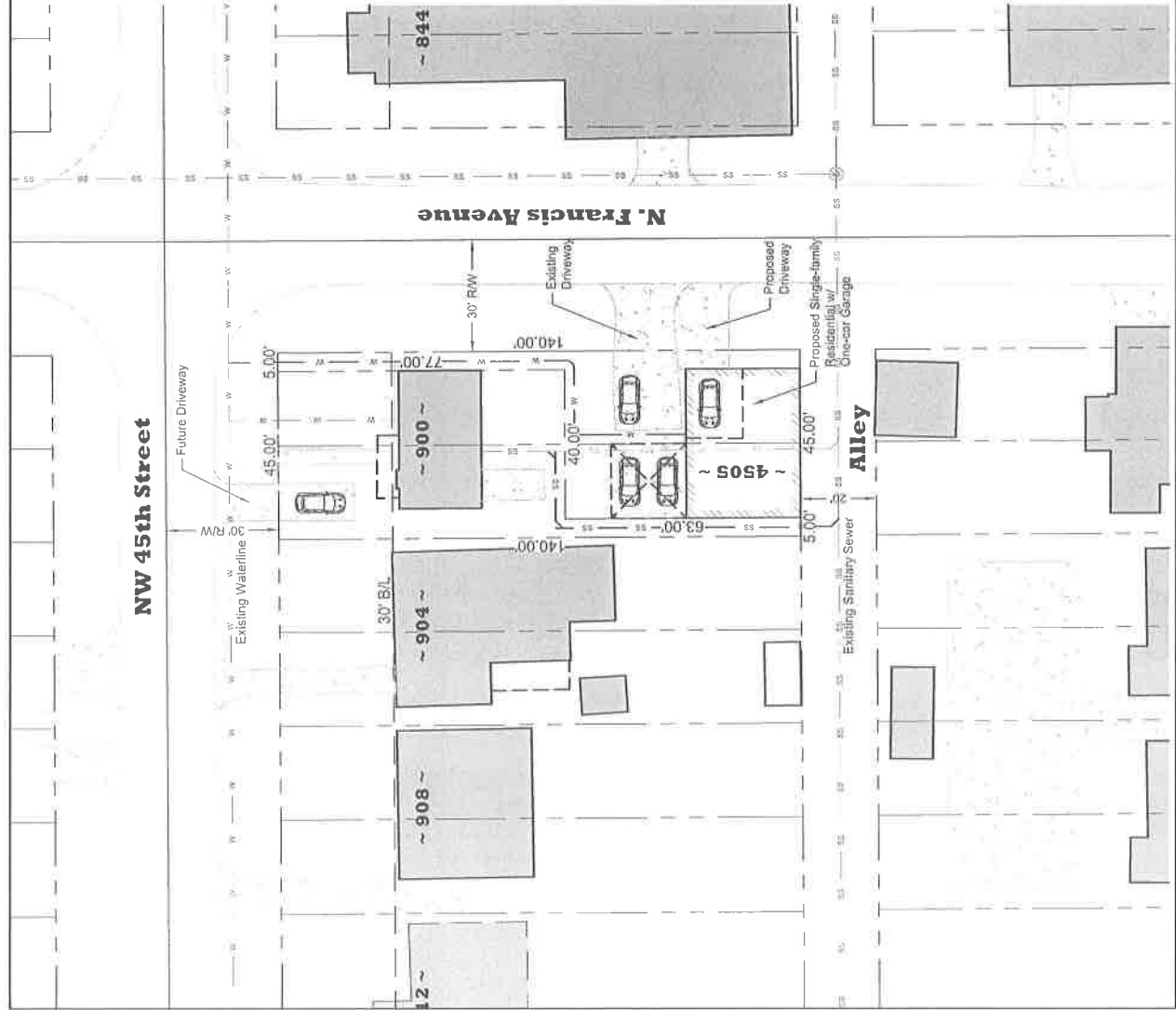


Exhibit "A"
Legal Description

SPUD-_____
900 NW 45th Street

Lots One (1) and Two (2), in Block Twenty-one (21), in Douglas Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit "B" Master Development Plan



Vicinity Map
Section 16, Township 12N, Range 3W
Not To Scale

GRAPHIC SCALE



Legal Description

Lots One (1) and Two (2), in Block Twenty-one (21), in Douglas Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.