

ORDINANCE NO. 28,058

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property, subject to the Hilldale UC Urban Conservation Overlay District boundary:

The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 10TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of APRIL, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Romfall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. E
4/7/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1755), rezoning 1321 North Meridian Avenue from SPUD-108 Simplified Planned Unit Development, R-4 General Residential, and UC Urban Conservation Overlay Districts to SPUD-1755 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 3.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Robert Elliott, Elliott Architects, Inc.
Rizviz Properties, LLC

Purpose:

The purpose of this request is to allow neighborhood commercial and office uses.

Background:

On February 12, 2026, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions, and the SPUD document has been amended accordingly.

Technical Evaluation:

1. Development within this SPUD shall be subject to the regulations of the Hilldale UC Urban Conservation Overlay District.
2. Revise Section Open Space to be "Per Code".
3. Revise Section Signs to read: "Signage within this SPUD shall be Per Code except that Off-Premise / Billboard signs and EMD signs shall be prohibited."

Protests:

1 Protests, 0 Legal, 00%

Previous Action:

The Ordinance was introduced March 10, 2026, and set for final hearing April 7, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



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

Rizviz Properties

Project Name

1321 North Meridian Avenue, Oklahoma City, OK 73107

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

New SPUD zoning to allow Neighborhood Commercial and Office Uses

Summary Purpose Statement / Proposed Development

Staff Use Only:	1755
Case No.: SPUD	
File Date:	6-12-25
Ward No.:	W3
Nbhd. Assoc.:	Hilldale NA, Friends of 10th St, WesTen District
School District:	Putnam City
Extg Zoning:	SPUD-108 R-4
Overlay:	UC Hilldale

22,900 square feet (0.53 acres)

ReZoning Area (Acres or Square Feet)

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):

Rizviz Properties

Name

18520 Diego Place

Mailing Address

Edmond, OK 73012

City, State, Zip Code

405-512-1423

Phone

rizvi_nsu@yahoo.com

Email

Robert Elliott

Digitally signed by Robert Elliott
Date: 2024.09.12 16:38:05 -05'00'

Signature of Applicant

Rob Elliott

Applicant's Name (please print)

900 NW 6th Street

Applicant's Mailing Address

Oklahoma City, OK 73106

City, State, Zip Code

405-272-0600

Phone

rob@elliottarchitects.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.



Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2306-0024-68

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Monica Ward and Clinton Travis Ward, wife and husband (herein "Grantors"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Rizviz Properties LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 18520 Diego Pl, Edmond, OK 73012, the real property and premises situate in Oklahoma County, State of Oklahoma, described on Exhibit "A" attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land") **EXCEPTING** from this conveyance and **RESERVING** unto the Grantor title to all minerals not heretofore conveyed or reserved of record, including, without limitation, all of the oil, gas, hydrocarbon substances and other minerals in, under or produced from said property and all rights pertaining thereto.

Grantors warrant the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 25th day of August, 2023

Presented for Filing By:
American Eagle Title Group, LLC
File No: 2306-0024-68
Proposed Insurer: Westcor Land Title
Insurance Company

Monica Ward
Monica Ward

Monica Ward
Clinton Travis Ward by Monica Ward as
Attorney-in-fact

ACKNOWLEDGEMENT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

)
)

SS.

This instrument was acknowledged before me on this 25th day of August, 2023, by Monica Ward, individually and as attorney-in-fact for Clinton Travis Ward.



Notary Public

Commission number: _____

Commission expires: _____

UNOFFICIAL

Exhibit A

The north 100 feet of the east 229 feet of the south half of the southeast quarter of the northeast quarter of the southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

UNOFFICIAL

LEGAL DESCRIPTION

RIZVIZ PROPERTIES – 1321 NORTH MERIDIAN AVENUE, OKLAHOMA CITY, OK 73107

The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

LETTER OF AUTHORIZATION

I, the undersigned, as Owner of the property which is the subject of the Planning Commission application of which this letter of authorization is part, the legal description of which is contained therein, hereby authorize Elliott Architects, Inc. to appear on behalf of Rizviz Properties, LLC in connection with the Application affecting said property.

By : Fokruddin Rizviz



Title : Manager

Date : May 16, 2025

LEGAL DESCRIPTION :

1321 North Meridian Avenue, Oklahoma City, OK 73107

The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

0.53 Acres

Oklahoma County;
Oklahoma.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Numbers **R147854450** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Barry Stein
Oklahoma County Assessor's
Office



STATE OF OKLAHOMA }
COUNTY OF OKLA. }

I, the duly elected, qualified and able
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 200 Foot Radius Report

filed in the office of the County Assessor
on the 4th day of June, 2025.

Given under my hand and official seal this
4th day of June, 2025

County Assessor

Cameron W. Murphy

**Oklahoma County Assessor's
300ft Radius Report
6/11/2025**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R142650800	1307 N MERIDIAN AVE LLC			8911 N CAPITAL OF TEXAS HWY, Unit 4200-054	AUSTIN	TX	78759	SPRING HILL ADDITION	0	17	SPRING HILL ADDITION 000 017 E 1/2 OF N 1/2 & A TR 50FT WIDE ADJ ON N PLUS W 1/2 & A TR 25FT WIDE ADJ ON W & A TR 50FT WIDE ADJ ON N SUBJ TO EASEMENTS OF RECORD	1307 N MERIDIAN AVE OKLAHOMA CITY
R117791245	HUBBLE PAMELA SUE			4440 NW 12TH ST	OKLAHOMA CITY	OK	73107-5026	HILLDALE 3RD	1	0	HILLDALE 3RD 001 000 W2FT LOT 24 & ALL LOT 25	4440 NW 12TH ST OKLAHOMA CITY
R066235760	PREMKUMAR SHADRACK & PREMILA CHANDALIAH			4445 NW 12TH ST	OKLAHOMA CITY	OK	73107-5025	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 LOTS 25 THRU 28	4445 NW 12TH ST OKLAHOMA CITY
R066235780	LOREDO MA EVA D	HERNANDEZ MARIA D LOREDO		5708 NW 33RD ST	OKLAHOMA CITY	OK	73122-1607	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 LOTS 29 THRU 31	4425 NW 12TH ST OKLAHOMA CITY
R066235782	SUMMERS JUDITH ANN CO TRS ETAL	HARTLEY JOHN DELMAS JR CO TRS	SUMMERS JUDITH ANN REV TRUST	4421 NW 12TH ST	OKLAHOMA CITY	OK	73107-5025	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 ALL LOTS 32 & 33 & W17FT LOT 34	4421 NW 12TH ST OKLAHOMA CITY
R066235745	SANTACRUZ JAIME GONZALEZ	RAMIREZ MA DEL CARMEN GONZALEZ		4440 NW 13TH ST	OKLAHOMA CITY	OK	73107	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 LOTS 21 THRU 24	4440 NW 13TH ST OKLAHOMA CITY
R066235740	RODRIQUEZ JAVIER ELIZONDO			4437 NW 11TH ST	OKLAHOMA CITY	OK	73107-5015	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 LOTS 19 & 20	4436 NW 13TH ST OKLAHOMA CITY
R066235720	YU YAT FAI			4432 NW 13TH ST	OKLAHOMA CITY	OK	73107-5034	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 LOTS 17 & 18	4432 NW 13TH ST OKLAHOMA CITY
R066235717	ERICKSON TONYA CASTEEL TRS	ERICKSON TONYA CASTEEL TRUST		4428 NW 13TH ST	OKLAHOMA CITY	OK	73107	CORBIN PARK ADDITION	24	0	CORBIN PARK ADDITION 024 000 LOTS 15 & 16	4428 NW 13TH ST OKLAHOMA CITY
R147854410	1309 N MERIDIAN AVE LLC			8911 N CAPITAL OF TEXAS HWY, Unit 4200-054	AUSTIN	TX	78759	UNPLTD PT SEC 27 12N 4W	0	0	UNPLTD PT SEC 27 12N 4W 000 000 PT SE4 SEC 27 12N 4W BEG SE/C OF S/2 SE4 NE4 SE4 TH N230.31FT W229FT N100FT W436.03FT S330.18FT E664.97FT TO BEG	1309 N MERIDIAN AVE OKLAHOMA CITY
R147854450	RIZVIZ PROPERTIES LLC			18520 DIEGO PL	EDMOND	OK	73012-2010	UNPLTD PT SEC 27 12N 4W	0	0	UNPLTD PT SE4 SEC 27 12N 4W BEING N100FT OF E229FT OF S/2 SE4 NE4 SE4	1321 N MERIDIAN AVE OKLAHOMA CITY
R066235600	MEDRANO ANGEL	MEDRANO RUBILA		1716 MONTEREY PL	EDMOND	OK	73013-2922	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 25 & 26	4445 NW 13TH ST OKLAHOMA CITY
R066235605	AGUINAGA PABLO			3732 NW 23RD ST APT 206	OKLAHOMA CITY	OK	73107-2764	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 27 & 28	4441 NW 13TH ST OKLAHOMA CITY
R066235610	ROSA OSSIEL DE LA			4437 NW 13TH ST	OKLAHOMA CITY	OK	73107-5033	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 29 & 30	4437 NW 13TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/11/2025

R066235620	VAZQUEZ PAGAN ANGEL R	VAZQUEZ DIANA EMILI		407 W COVELL RD UNIT 30113	EDMOND	OK	73003	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 31 & 32	4433 NW 13TH ST OKLAHOMA CITY
R066235623	MARCHANT JERLENE H			4429 NW 13TH ST	OKLAHOMA CITY	OK	73107	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 33 & 34	4429 NW 13TH ST OKLAHOMA CITY
R066235580	PHAM SUSAN NGUYEN			4444 NW 14TH ST	OKLAHOMA CITY	OK	73107	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 23 & 24	4444 NW 14TH ST OKLAHOMA CITY
R066235560	FLORES GABRIEL			3604 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73102	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 21 & 22	4440 NW 14TH ST OKLAHOMA CITY
R066235540	BENSINGER HEATHER			4436 NW 14TH ST	OKLAHOMA CITY	OK	73107-4210	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 19 & 20	4436 NW 14TH ST OKLAHOMA CITY
R066235520	O BENHAUS THOMAS K			4432 NW 14TH ST	OKLAHOMA CITY	OK	73107-4210	CORBIN PARK ADDITION	23	0	CORBIN PARK ADDITION 023 000 LOTS 17 & 18	4432 NW 14TH ST OKLAHOMA CITY
R147854340	VIVA IGLESIA RIOS DE AGUA			1421 N MERIDIAN AVE	OKLAHOMA CITY	OK	73107-4201	UNPLTD PT SEC 27 12N 4W		0	UNPLTD PT SEC 27 12N 4W 000 000 PT OF SEC 27 12N 4W N2 OF SE4 OF NE4 OF SE4	1421 N MERIDIAN AVE OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-
1321 NORTH MERIDIAN AVENUE
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

ELLIOTT ARCHITECTS !
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, 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 use and development regulations of the **O-1, Limited Office District**, and/or **NB, Neighborhood Business 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:

All uses permitted in the O-1 - Limited Office and/or NB – Neighborhood Business – District including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein..

2. **Maximum Building Height:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended, shall be in accordance with base zoning.

3. **Maximum Building Size:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
4. **Maximum Number of Buildings :** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
5. **Building Setback Lines :** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
6. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, architectural metal, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque.
7. **Landscaping:** Landscaping for new development 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 :** Any new free-Standing Accessory signs shall meet all requirements of the City of Oklahoma City's sign ordinance in place at the time of development.
 - 8.2 **Attached signs : Any new attached signs** shall meet all requirements of the City of Oklahoma City's Sign Ordinance in place at the time of development.
 - 8.3 **Non-Accessory Signs :** None allowed.
 - 8.4 **Electronic Message Display signs :** Signs for non-residential uses shall meet all requirements of the City of Oklahoma City's Sign Ordinance in place at the time of development.
9. **Access:** Access shall be via the existing drives onto North Meridian Avenue. If new drives are constructed for access, they shall be designed and constructed in accordance with the applicable requirements of the City of Oklahoma City that are effective at the time of construction.
10. **Sidewalks :** In the event of a new structure, five-foot sidewalks, with a 5-foot landscaped buffer, shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA requirements.

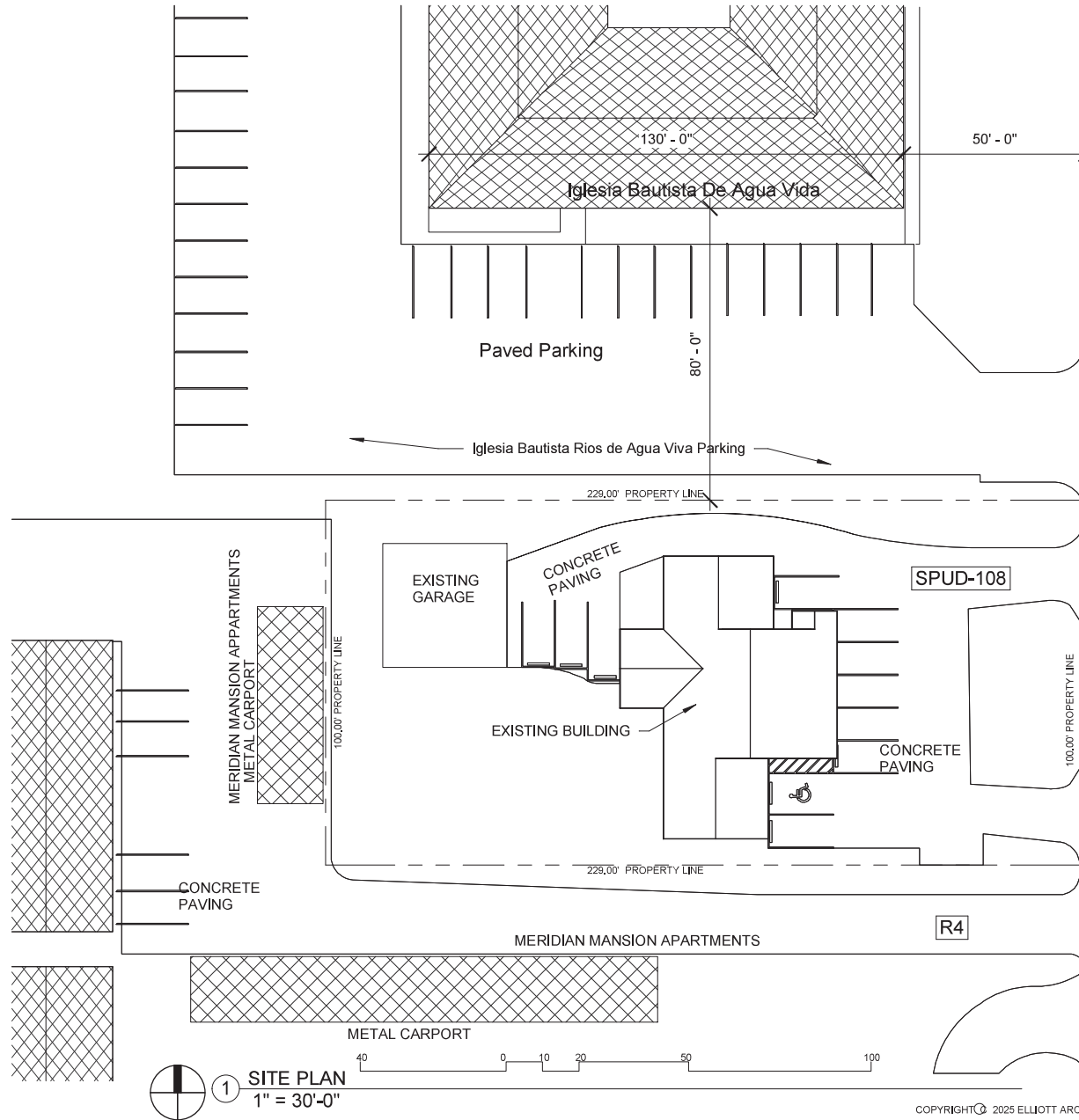
II. Other Development Regulations:

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry or decorative concrete masonry units, and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; composition shingle roof shall be allowed with a minimum 4:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if the exterior is re-modeled, shall conform to the new architecture regulations.
2. **Open Space:** N/A
3. **Street Improvements:** N/A
4. **Site Lighting:** 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:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma city Municipal Code, 2020, as amended.
6. **Parking:** For new development, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. The site shall have provision for bicycle parking.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

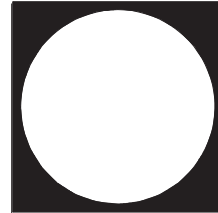
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan



NORTH MERIDIAN AVENUE



Elliott
Architects Inc.

900 N.W. 6th Street
Oklahoma City, Oklahoma 73106
Phone: (405) 272-0600
Email: create@elliottarchitects.com

SITE PLAN
RIZVIZ PROPERTIES

1321 NORTH MERIDIAN AVENUE
OKLAHOMA CITY, OK 73107

PROJECT: 22527
DATE: 05/16/2025
REVISIONS
1
SHEET:
A1.0

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1755	ROBERT ELLIOTT	900 NW 6TH ST	OKLAHOMA CITY	OK	73106
SPUD-1755	HILLDALE NA	1600 N STERLING AVE	OKLAHOMA CITY	OK	73127
SPUD-1755	WESTEN DISTRICT	BOX 75813	OKLAHOMA CITY	OK	73107
SPUD-1755	WESTEN DISTRICT	1403 N PURDUE AVE	OKLAHOMA CITY	OK	73127
SPUD-1755	PUTNAM CITY SCHOOLS, DR JIM CAPPS	5401 NW 40	OKLAHOMA CITY	OK	73122
SPUD-1755	1307 N MERIDIAN AVE LLC	8911 N CAPITAL OF TEXAS HWY, Unit 4200-054	AUSTIN	TX	78759
SPUD-1755	1309 N MERIDIAN AVE LLC	8911 N CAPITAL OF TEXAS HWY, Unit 4200-054	AUSTIN	TX	78759
SPUD-1755	AGUINAGA PABLO	3732 NW 23RD ST APT 206	OKLAHOMA CITY	OK	73107-2764
SPUD-1755	BENSINGER HEATHER	4436 NW 14TH ST	OKLAHOMA CITY	OK	73107-4210
SPUD-1755	ERICKSON TONYA CASTEEL TRS, ERICKSON TONYA CASTEEL TRUST	4428 NW 13TH ST	OKLAHOMA CITY	OK	73107
SPUD-1755	FLORES GABRIEL	3604 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73102
SPUD-1755	HUBBLE PAMELA SUE	4440 NW 12TH ST	OKLAHOMA CITY	OK	73107-5026
SPUD-1755	LOREDO MA EVA D, HERNANDEZ MARIA D LOREDO	5708 NW 33RD ST	OKLAHOMA CITY	OK	73122-1607
SPUD-1755	MARCHANT JERLENE H	4429 NW 13TH ST	OKLAHOMA CITY	OK	73107
SPUD-1755	MEDRANO ANGEL, MEDRANO RUBILA	1716 MONTEREY PL	EDMOND	OK	73013-2922
SPUD-1755	OBENHAUS THOMAS K	4432 NW 14TH ST	OKLAHOMA CITY	OK	73107-4210
SPUD-1755	PHAM SUSAN NGUYEN	4444 NW 14TH ST	OKLAHOMA CITY	OK	73107
SPUD-1755	PREMKUMAR SHADRACK & PREMILA CHANDALIAH	4445 NW 12TH ST	OKLAHOMA CITY	OK	73107-5025
SPUD-1755	RIZVIZ PROPERTIES LLC	18520 DIEGO PL	EDMOND	OK	73012-2010
SPUD-1755	RODRIQUEZ JAVIER ELIZONDO	4437 NW 11TH ST	OKLAHOMA CITY	OK	73107-5015
SPUD-1755	ROSA OSSIEL DE LA	4437 NW 13TH ST	OKLAHOMA CITY	OK	73107-5033
SPUD-1755	SANTACRUZ JAIME GONZALEZ, RAMIREZ MA DEL CARMEN GONZALEZ	4440 NW 13TH ST	OKLAHOMA CITY	OK	73107
SPUD-1755	SUMMERS JUDITH ANN CO TRS ETAL, HARTLEY JOHN DELMAS JR CO TRS, SUMMERS JUDITH ANN REV TRUST	4421 NW 12TH ST	OKLAHOMA CITY	OK	73107-5025
SPUD-1755	VAZQUEZ PAGAN ANGEL R, VAZQUEZ DIANA EMILI	407 W COVELL RD UNIT 30113	EDMOND	OK	73003
SPUD-1755	VIVA IGLESIA RIOS DE AGUA	1421 N MERIDIAN AVE	OKLAHOMA CITY	OK	73107-4201
SPUD-1755	YU YAT FAI	4432 NW 13TH ST	OKLAHOMA CITY	OK	73107-5034

APPROVED

4-7-2026

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1755
MASTER DESIGN STATEMENT FOR

NORTH MERIDIAN AVENUE

February 5, 2026
February 19, 2026

PREPARED BY:

ELLIOTT ARCHITECTS !
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.com

SPUD-1755 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 use and development regulations of the **NB Neighborhood Business and Hilldale UC Urban Conservation Overlay Districts** (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:

- 8200.2. Dwelling Units and Mixed Use.
- 8300.1. Administrative and professional Offices.
- 8300.8. Animal sales and services: Grooming.
- 8300.24. Business Support Services.
- 8300.32. Convenience Sales and Personal Services.
- 8300.37 Eating Establishments: Sitdown.
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted.
- 8300.39. Eating establishments; Sitdown, Limited Alcohol Permitted.
- 8300.48. Laundry Services.
- 8300.52. Medical Services: General.
- 8300.53. Medical Services: Restricted.

8300.58. Personal Services: General.
8300.59. Personal Services: Restricted.
8300.63. Retail Sales and Services: General.

The following use(s) are prohibited within this SPUD:

8300.41. Food and Beverage Retail sales.
8150.6.3. Greenhouse.
8150.6.5. Hoop House.

The sales, display, storage, and / or processing of marijuana products, including accessories and services, shall be prohibited within this SPUD.

2. **Maximum Building Height:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended, shall be in accordance with base zoning.
3. **Maximum Building Size:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
4. **Maximum Number of Buildings:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
5. **Building Setback Lines:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
6. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, architectural metal, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque.
7. **Landscaping:** Landscaping for new development shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs:** Signage within this SPUD shall be per code except that Off-Premise / Billboard signs and EMD signs shall be prohibited.
9. **Access:** Access shall be via the existing drives onto North Meridian Avenue. If new drives are constructed, they shall be designed and constructed in accordance with the applicable requirements of the Oklahoma City Municipal Code, as amended.

10. **Sidewalks:** Sidewalks shall be installed for all new construction in accordance with the Municipal code. Any new sidewalk or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry or decorative concrete masonry units, and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; composition shingle roof shall be allowed with a minimum 4:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if the exterior is re-modeled, shall conform to the new architecture regulations.
2. **Open Space:** Per Code.
3. **Street Improvements:** N/A
4. **Site Lighting:** 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:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
6. **Parking:** For new development, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. The site shall have provision for bicycle parking.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

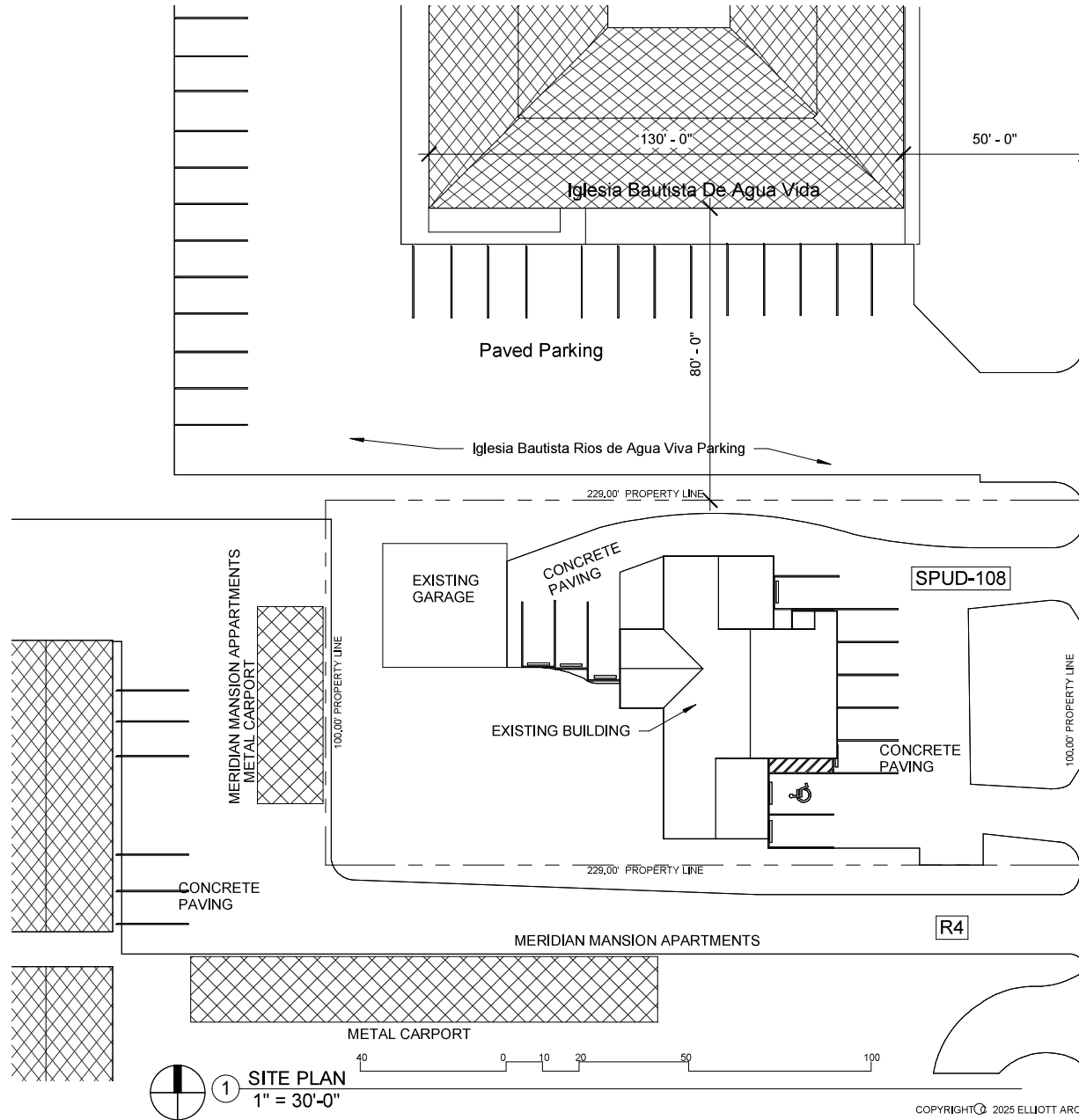
Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1755 Exhibit A - Legal Description

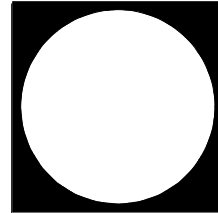
The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

6/11/2025 12:46:04 PM R:\2025\22527_Rizviz 1321 Meridian SPUD\vt\22418.1341nMeridian12sep2024.rvt



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NORTH MERIDIAN AVENUE



Elliott
Architects Inc.

900 N.W. 6th Street
Oklahoma City, Oklahoma 73106
Phone: (405) 272.0600
Email: create@elliottarchitects.com

SITE PLAN
RIZVIZ PROPERTIES

1321 NORTH MERIDIAN AVENUE
OKLAHOMA CITY, OK 73107

SPUD-1755
Exhibit B

PROJECT: 22527
DATE: 05/16/2025
REVISIONS
1
SHEET:
A1.0

CASE NUMBER: SPUD-1755

This notice is to inform you that **Rob Elliott, Elliott Architects, Inc., on behalf of Rizviz Properties, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1755 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. The City Council will consider this zoning application at a public hearing on April 7, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

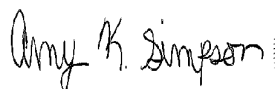
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 10th day of March 2026.

SEAL


Amy K. Simpson, City Clerk



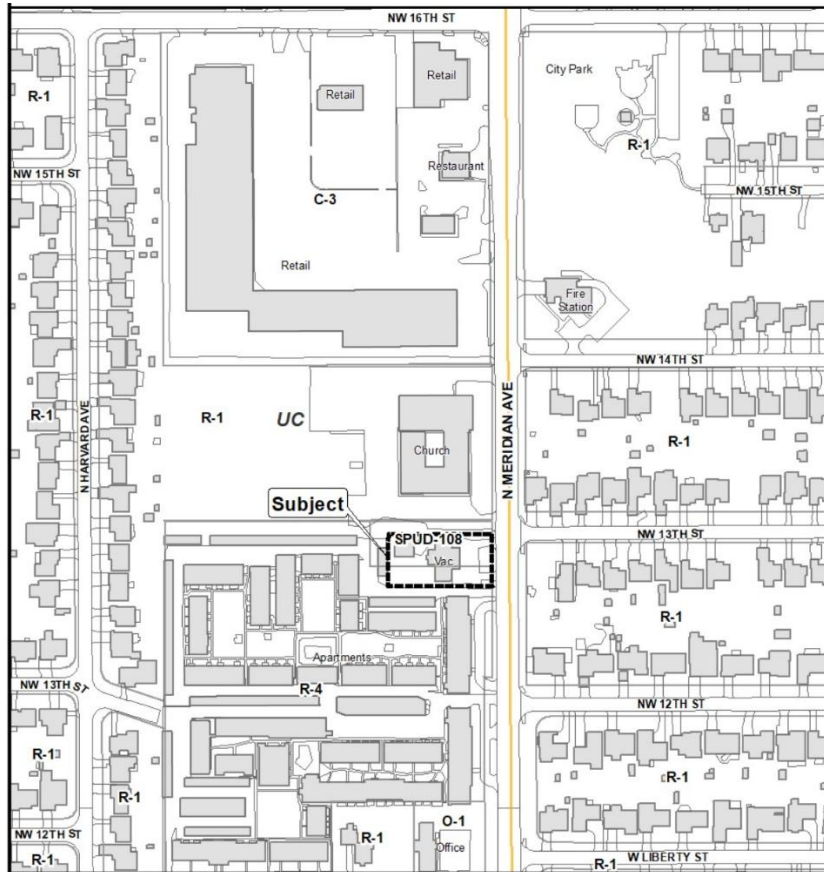
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1755

FROM: SPUD-108 Simplified Planned Unit Development, R-4 General Residential, and UC Urban Conservation Overlay Districts

TO: SPUD-1755 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts

ADDRESS OF PROPERTY: 1321 North Meridian Avenue



PROPOSED USE: The purpose of this request is to allow neighborhood commercial and office uses.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified NB, **Neighborhood Business District** and **Hilldale UC Urban Conservation Overlay District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1755

LOCATION: 1321 North Meridian Avenue

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1755 Simplified Planned Unit Development District subject to the UC Urban Conservation Overlay District from SPUD-108 Simplified Planned Unit Development, R-4 General Residential, and UC Urban Conservation Overlay Districts. A public hearing will be held by the City Council on April 7, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property, subject to the Hilldale UC Urban Conservation Overlay District boundary:

LEGAL DESCRIPTION:

The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

PROPOSED USE: The purpose of this request is to allow neighborhood commercial and office uses.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **NB, Neighborhood Business District and Hilldale UC Urban Conservation Overlay District** (OKC Zoning Ordinance, 2020).

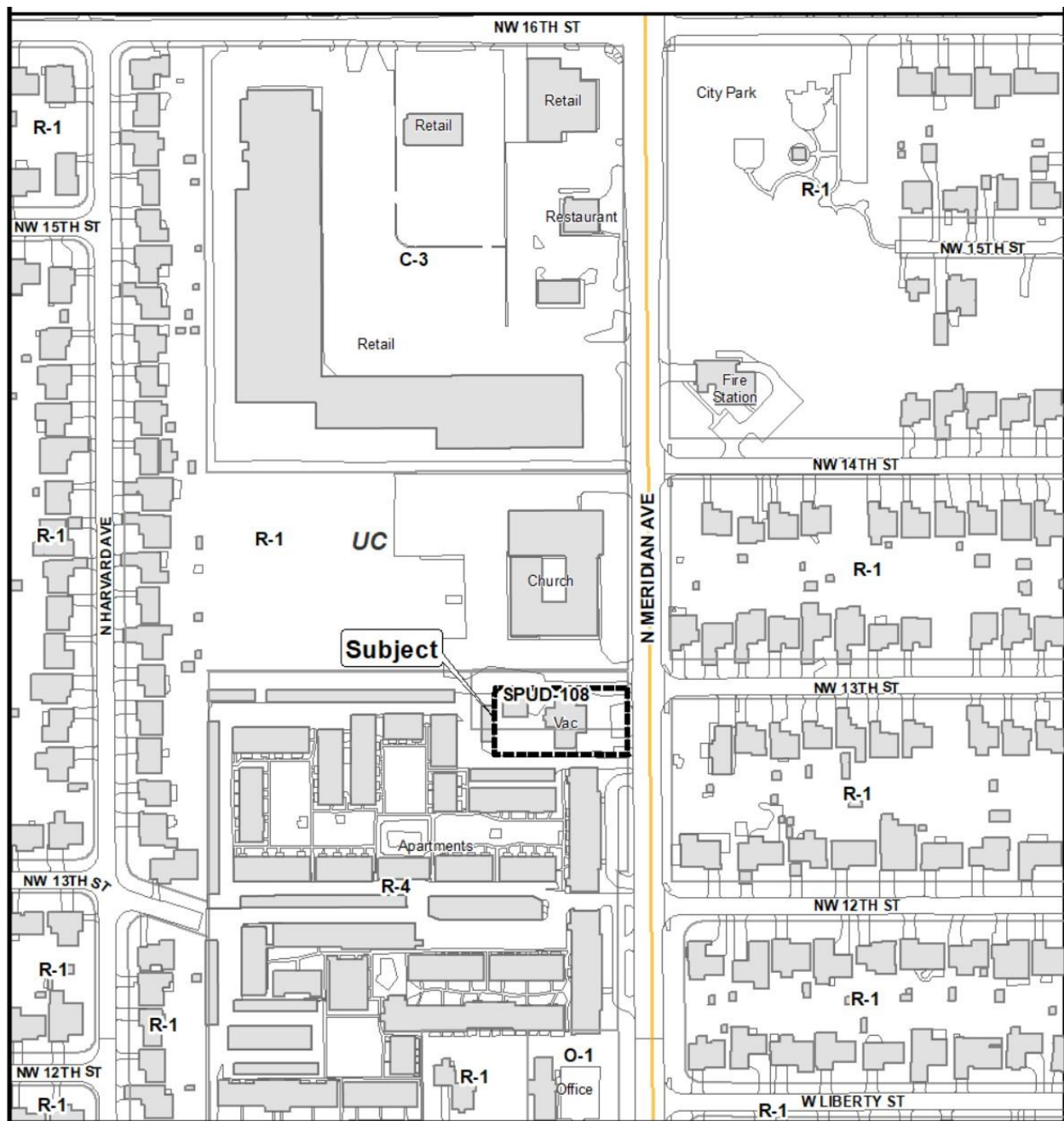
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 10th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
February 12, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:59 a.m. on February 9, 2026)

12. (SPUD-1755) Application by Rizviz Properties, LLC to rezone 1321 North Meridian Avenue from SPUD-108 Simplified Planned Unit Development, R-4 General Residential, and Hilldale UC Urban Conservation Overlay Districts to SPUD-1755 Simplified Planned Unit Development and Hilldale UC Urban Conservation Overlay Districts. Ward 3.

Technical Evaluation:

1. Development within this SPUD shall be subject to the regulations of the Hilldale UC Urban Conservation Overlay District.
2. Revise Section Open Space to be “Per Code”.
3. Revise Section Signs to read: “Signage within this SPUD shall be Per Code except that Off-Premise / Billboard signs and EMD signs shall be prohibited.”

The applicant was present. There was a protester present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MEEK, SECONDED BY MILNER

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 12, 2026

Item No. IV. 12.

(SPUD-1755) Application by Rizviz Properties, LLC to rezone 1321 North Meridian Avenue from SPUD-108 Simplified Planned Unit Development, R-4 General Residential, and Hilldale UC Urban Conservation Districts to SPUD-1755 Simplified Planned Unit Development and Hilldale UC Urban Conservation Districts. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name	Rob Elliott
Company	Elliott Architects
Phone	405-272-0600
Email	rob@elliottarchitects.com

B. Case History

This application was deferred from the August 28, September 25, October 09, November 13, and December 11, 2025, Planning Commission hearing dates.

On February 11, 2025, the City Council denied an application to rezone the subject site to SPUD-1680 (NB Neighborhood Business base zoning district). The 6-month waiting period to submit a new/successive rezoning application has passed.

C. Reason for Request

The purpose of this request is to allow neighborhood commercial and office uses.

D. Existing Conditions

1. Size of Site: 0.53 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-108	R-1	R-1	R-4	R-4
Land Use	Retail	Church	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the use and development regulations of the **NB, Neighborhood Business 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:

8200.2. Dwelling Units and Mixed Use.
8300.1. Administrative and Professional Offices.
8300.8. Animal sales and services: Grooming.
8300.24. Business Support Services.
8300.32. Convenience Sales and Personal Services.
8300.37 Eating Establishments: Sitdown.
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8300.48. Laundry Services.
8300.52. Medical Services: General.
8300.53. Medical Services: Restricted.
8300.58. Personal Services: General.
8300.59. Personal Services: Restricted.
8300.63. Retail Sales and Services: General.

The following use(s) are prohibited within this SPUD:

8300.41. Food and Beverage Retail sales.
8150.6.3. Greenhouse.
8150.6.5. Hoop House.

The sales, display, storage, and / or processing of marijuana products, including accessories and services, shall be prohibited within this SPUD.

2. **Maximum Building Height:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended, shall be in accordance with base zoning.
3. **Maximum Building Size:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.

- 4. Maximum Number of Buildings:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
- 5. Building Setback Lines:** Existing structures shall be permitted to remain subject to the provisions of Chapter 59, Article XV, of the Oklahoma City Municipal Code, as amended. New development shall be in accordance with base zoning.
- 6. Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, architectural metal, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque.
- 7. Landscaping:** Landscaping for new development shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
- 8. Signs:** Signage within this SPUD shall be per code except that Off-Premise Billboard signs are prohibited.
- 9. Access:** Access shall be via the existing drives onto North Meridian Avenue. If new drives are constructed, they shall be designed and constructed in accordance with the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 10. Sidewalks:** Sidewalks shall be installed for all new construction in accordance with the Municipal code. Any new sidewalk or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

- 1. Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry or decorative concrete masonry units, and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; composition shingle roof shall be allowed with a minimum 4:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if the exterior is re-modeled, shall conform to the new architecture regulations.
- 2. Open Space:** N/A

3. **Street Improvements:** N/A
4. **Site Lighting:** 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:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
6. **Parking:** For new development, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. The site shall have provision for bicycle parking.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD 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

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

1. **Oklahoma City-County Health Department (OCCHD)**
2. **Oklahoma City Urban Renewal Authority (OCURA)**
3. **Oklahoma Gas and Electric (OGE)**
4. **Oklahoma Natural Gas (ONG)**
5. **Oklahoma Water Resources Board (OWRB)**
6. **School District(s):** Putnam City
7. **Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire ***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

Storm Sewer Availability

1. The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
2. Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
3. A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
4. Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
5. Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.

6. Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
7. Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

8. Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
9. All private roads and streets shall have a private storm sewer system.
10. Amend Section Sidewalks: In the event of a new structure, or changes to the site layout, five-foot sidewalks, with a 5-foot landscaped buffer, shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA requirements.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

b. Water Availability

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.

c. Wastewater Availability

1. No public wastewater is adjacent to property however they are being billed for wastewater so there must be a service connected somewhere. Can use existing service if still good. If new service is required a public main extension will be required.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on or near the site.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the west side of North Meridian Avenue, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The current FAR of the site is approximately 0.095. The SPUD regulations could continue to provide for a FAR within or below the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is currently served by two improved drives along North Meridian Avenue. The drives form a circle-drive with parking in front (east) of the existing building and paving continues along the side (north) of the structure to an ancillary metal building at the rear (west) of the site where more parking is located. The SPUD proposes utilizing the existing access points along North Meridian Avenue and states any changes to automobility connectivity would adhere to applicable Code requirements.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are not currently available on the subject site. The SPUD requires sidewalks in the event of new development on the site, subject to Public Works and ADA requirements.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD proposes utilizing the existing structure on the site for the requested uses. If new development were to occur, the SPUD utilizes the base NB District regulations for maximum building height, size, number of buildings, and setbacks. New development would be subject to a step-down in maximum building height, screening, and a landscape buffer where adjacent to residential zoning on the north, south, and west.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the west side of North Meridian Avenue, a Major Arterial Street in the Urban Low Intensity LUTA. No new compatibility issues related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD is requested for office and retail uses with an NB base. Some of the proposed NB District uses may create operational impacts near residential uses. If new development were to occur, the SPUD utilizes the base NB District regulations for maximum building height, size, number of buildings, and setbacks. New development would be subject to a step-down in maximum building height, screening and a landscape buffer where adjacent to residential zoning on the north, south, and west. The SPUD adds specific language that no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use.*

- 3) **Service Efficiency:**

- Water: Served
- Sewer: Fully Served

- Fire Service: *Urban Response*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: N/A
 - Upland Forests: N/A
 - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.
- 5) **Transportation System:** This site is located along the west side of North Meridian Avenue, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located south of the site, along NW 10th Street.
- 6) **Other Development Related Policies**
 - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
 - Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
 - Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
 - Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
 - New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)

- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the west side of North Meridian Avenue, between NW 10th Street and NW 16th Street. The site is currently developed with a vacant building, which was previously used as a nutrition-related business. The subject site was rezoned from R-1 to SPUD-108 in 1992 for a retail florist and gift shop with a limited Retail Sales and Services use. The site is also located within the Hilddale Urban Conservation District. The UC prohibits flashing signs from being seen from a residential lot. Abutting the site on the north is a R-1 zoned church. Land to the east, across North Meridian Avenue, is zoned R-1 and developed with single-family residences. Abutting land to the south and west is zoned R-4 and developed with apartments.

The SPUD is requested for office and retail uses with an NB base. Some of the proposed NB District uses may create operational impacts near residential uses. If new development were to occur, the SPUD utilizes the base NB District regulations for maximum building height, size, number of buildings, and setbacks. New development would be subject to a step-down in maximum building height, screening and a landscape buffer where adjacent to residential zoning on the north, south, and west. The SPUD adds specific language that no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use.

The site was included in a previous rezoning application (SPUD-1680) that requested to change the existing zoning and allow all NB Neighborhood Business uses and specifically allow a medical marijuana dispensary. That case was recommended for

denial by Planning Commission and denied by the City Council on February 11, 2025. The applicant had to wait 6 months to reapply for a zoning change.

This new SPUD proposes office and commercial uses with an NB base district. The applicant has worked with the community to modify the uses, which are now limited to 14 uses. Drive-thru restaurants, auto repair, gas stations and other uses that may have operational impacts on residential areas are not allowed. Marijuana uses have been specifically prohibited.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

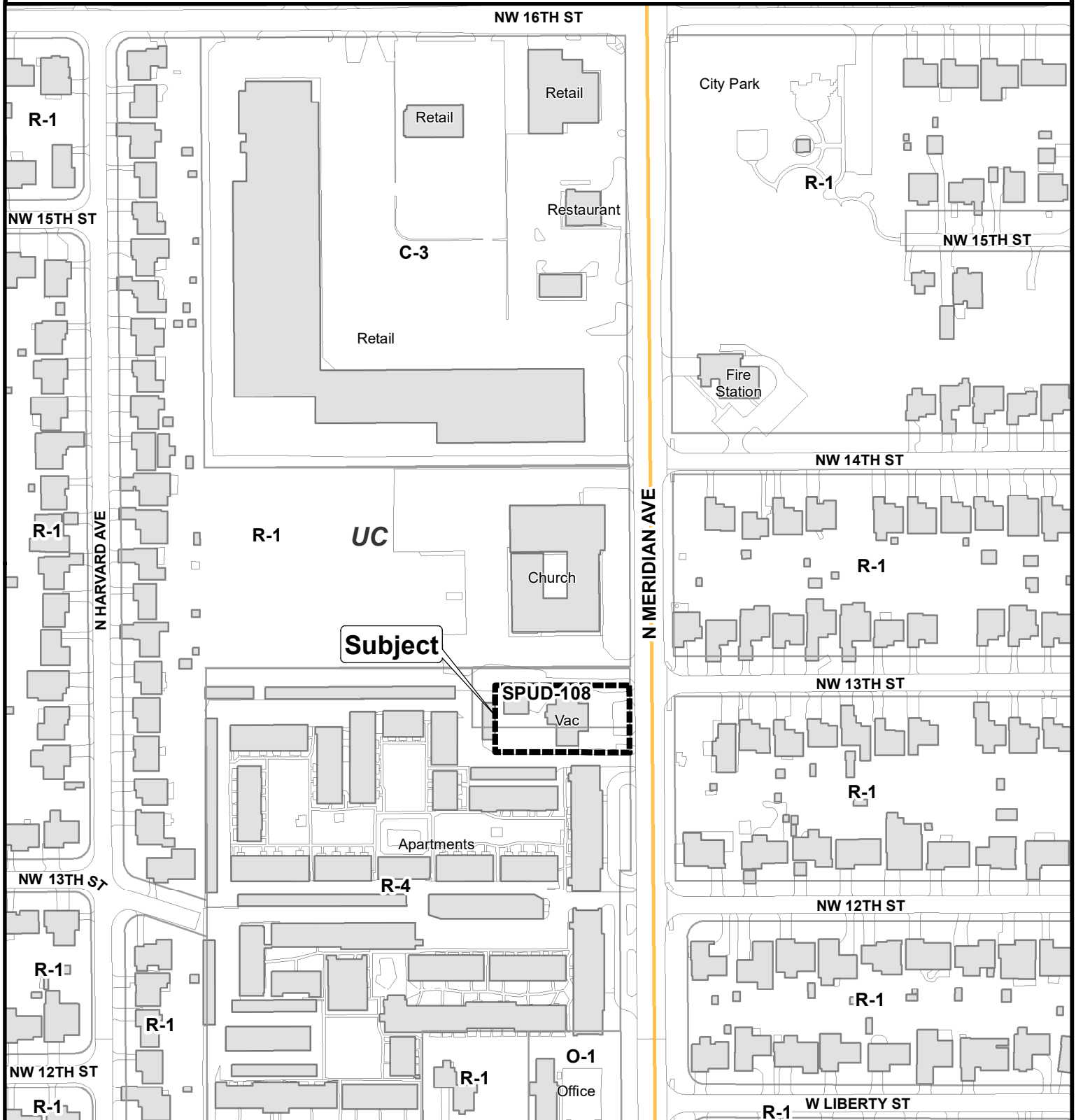
Approval subject to the following Technical Evaluation:

1. Development within this SPUD shall be subject to the regulations of the Hilldale UC Urban Conservation District.
2. Revise Section Open Space to be “Per Code”.
3. Revise Section Signs to read: “Signage within this SPUD shall be Per Code except that Off-Premise / Billboard signs and EMD signs shall be prohibited.”

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

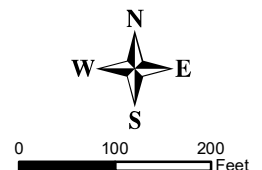
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Case No: SPUD-1755 Applicant: Rizviz Properties, LLC
Existing Zoning: SPUD-108 / R-4 / UC
Location: 1321 N. Meridian Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





900 N.W. 6th Street
Oklahoma City, Oklahoma 73106
Phone: (405) 272.0600
Email: create@elliottarchitects.com

PROJECT: 22527	
DATE: 05/16/2025	
REVISIONS	
1	
SHEET:	
A1.0	

Case No: SPUD-1755 **Applicant: Rizviz Properties, LLC**
Existing Zoning: SPUD-108 / R-4 / UC
Location: 1321 N. Meridian Ave.

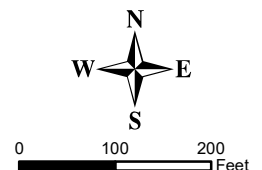


Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





August 19, 2025

OKC Planning Department
420 West Main Street
Suite 910
Oklahoma City, OK 73102

RE: Case Number SPUD-1755

To Whom it May Concern:

We are writing to formally express our strong opposition to the proposed rezoning of the property located at **1321 N Meridian**, which would allow for neighborhood and commercial use.

This is the second request for rezoning at this address. We recall that the initial request in November 2024 was denied because it did not align with the city's comprehensive plan for the area. The previous proposal sought to allow a commercial business—specifically, a dispensary—to be located mid-block, which was deemed inconsistent with the city's planning guidelines at the time.

While we understand that the Commission's decision was based on city planning guidelines and not related to the type of business they represented. We have observed that the property owner's business focus appears to be on dispensaries, and this new request seems to be an attempt to bypass the Commission's previous ruling.

We respectfully request that you deny this proposed zoning exception. Upholding the current zoning regulations will protect the integrity of our community and demonstrate commitment to responsible urban planning.

Thank you for your time and consideration.

Robin Jones, WesTen Executive Director

The WesTen District
Mailing Address: Box 75813 | Oklahoma City, OK 73107
A 501 C3 Non-Profit Tax ID #26-3095952