

**ORDINANCE NO. 28,103**

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:

Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**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 2ND day of JUNE, 2026.

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

ATTEST:

Amy K Simpson  
CITY CLERK



David Holt  
MAYOR

REVIEWED for form and legality.

Susan Randall  
ASSISTANT MUNICIPAL COUNSELOR



# MEMORANDUM

Council Agenda  
Item No. XI. G  
7/7/2026

## 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-1823), rezoning 501 NW 30th Street from R-2 Medium-Low Density Residential District to SPUD-1823 Simplified Planned Unit Development District. Ward 2.

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

### **Applicant:**

David M. Box, Box Law Group, PLLC  
Team M. LLC

### **Purpose:**

The purpose of this request is to allow up to six (6) multi-family residential dwellings and a live-work unit in a mixed-use building.

### **Background:**

On April 23, 2026, the Planning Commission recommended approval of the application subject to the amended 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.

### **Amended Technical Evaluation:**

1. ~~The maximum number of dwellings allowed within the SPUD shall be six (6).~~ Specify that the 7th unit is limited to the ground floor under use unit 8200.4.
2. ~~Amend the maximum building height to 35 feet and 2.5 stories.~~
3. Amend Section Parking to add: Parking is not permitted within the front yard setback, ~~or between the building and the eastern property line.~~
4. Strike the following from Section Architecture: A first-floor building wall along N Walker Avenue shall not exceed 80 feet in length without a pedestrian passage or building break.
5. Vehicular access shall be limited to N Walker Avenue.
6. The building shall be constructed at grade along N Walker Avenue.
7. Move architectural metal from the 70% allowance to the 30% allowance.
8. EIFS shall be prohibited.

### **Protests:**

2 Protests, 0 Legal, 0%

**Previous Action:**

The Ordinance was introduced June 2, 2026, and set for final hearing July 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**  
N Walker Ave. & NW 30th St.

Project Name

501 NW 30th St.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1823  
File Date: 3-3-26  
Ward No.: W2  
Nbhd. Assoc.: Central Park, Paseo Business District  
School District: OKC  
Extg Zoning: R-2  
Overlay:

.8 acre

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 \$2140.00 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*David Box*

Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73118

City, State, Zip Code

405-652-0099

Phone

mckenna@boxlawgroup.com; kaitlyn@boxlawgroup.com;

david@boxlawgroup.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



**WARRANTY DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT Timothy Lloyd and Lisa Lloyd, husband and wife party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

**Team M, LLC, an Oklahoma limited liability company**

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

**For Tax Map ID(s): 048528675**

Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed 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 parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered February 18, 2026.

  
Timothy Lloyd

  
Lisa Lloyd

**WARRANTY DEED**  
**(Oklahoma Statutory Form)**  
(continued)

The State of OKLAHOMA

**INDIVIDUAL ACKNOWLEDGMENT**

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 19 day of February, 2026, personally appeared Timothy Lloyd and Lisa Lloyd, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) 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.



Notary Public in and for the State of

Notary's Printed Name:

Notary's Commission Expires:

**Mail Tax Statements To:**

Team M, LLC, an Oklahoma limited liability  
company  
6824 N Robinson Ave  
Oklahoma City, OK 73116

**Presented for filing by and return to:**

Chicago Title Oklahoma Co.  
1601 NW Expressway, Suite 1000  
Oklahoma City, OK 73118  
File No.: 714052600091  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Company

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Matthew McLaughlin (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an (role, such as titled officer or trustee) of Team M, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

The foregoing instrument was subscribed and sworn to before me this 18<sup>th</sup> day of February, 2026,  
 by Matthew McLaughlin.

NOTARY PUBLIC

My Commission Expires:

My Commission No.:



Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK  
ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat  
thereof.

## LETTER OF AUTHORIZATION

I, **Team M, LLC** or,

*Property Owner of Record*

authorize,

*Agent of the Property Owner of Record and Title*

**Box Law Group, PLLC.**

*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:   
Signature

Matthew McLaughlin

---

Type/Print Name

Title: Manager  
*Manager / Proprietor*

Date: 02/16/26  
MM/DD/YYYY

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
                                                                      ) §:  
COUNTY OF OKLAHOMA                                 )

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

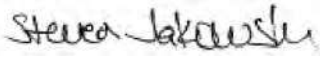
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), both inclusive.

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

Dated: February 16, 2026 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2978528-OK99

Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK  
ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat  
thereof.

OWNERSHIP REPORT  
ORDER 2978528-OK99

EFFECTIVE DATE: FEBRUARY 16, 2026 AT 7:30 AM

| MAP NO | ACCOUNT NO | NAME 1               | NAME 2 | MAILING ADDRESS       | CITY          | STATE | ZIP CODE   | SUB NAME              | BLOCK | LOT | LEGAL                                                         | LOCATION                                |
|--------|------------|----------------------|--------|-----------------------|---------------|-------|------------|-----------------------|-------|-----|---------------------------------------------------------------|-----------------------------------------|
| 2684   | R048528675 | TEAM M LLC           |        | 6824 N ROBINSON AVE   | OKLAHOMA CITY | OK    | 73116-9039 | CENTRAL PARK ADDITION | 16    | 0   | CENTRAL PARK ADDITION 016 000 LOTS 47 & 48 (SUBJECT PROPERTY) | 501 NW 30TH ST OKLAHOMA CITY            |
| 2681   | R049161220 | BOARD OF EDUCATION   |        | 900 N KLEIN           | OKLAHOMA CITY | OK    | 73106      | EDGEMERE PARK ADD     | 5     | 0   | EDGEMERE PARK ADD 005 000 LTS 1 TO 6 EXEMPT                   | 3200 N WALKER AVE OKLAHOMA CITY         |
| 2681   | R049161240 | CITYCORE LLC         |        | PO BOX 54887          | OKLAHOMA CITY | OK    | 73154-1887 | EDGEMERE PARK ADD     | 5     | 0   | EDGEMERE PARK ADD 005 000 LOTS 7 THRU 14                      | 3110 N WALKER AVE OKLAHOMA CITY         |
| 2681   | R049161280 | MERE SPACE LLC       |        | 3900 ANNUNCIATION ST  | NEW ORLEANS   | LA    | 70115      | EDGEMERE PARK ADD     | 5     | 0   | EDGEMERE PARK ADD 005 000 LOTS 15 & 16                        | 401 NW 30TH ST OKLAHOMA CITY            |
| 2682   | R046608440 | BURROWS JACQUELINE M |        | 1906 NAUDAIN ST       | PHILADELPHIA  | PA    | 19146      | JEFFERSON PARK ADD    | 25    | 12  | JEFFERSON PARK ADD 025 012                                    | 433 NW 29TH ST OKLAHOMA CITY            |
| 2682   | R046608460 | MAIKA LLC            |        | 17109 WALES GREEN AVE | EDMOND        | OK    | 73012      | JEFFERSON PARK ADD    | 25    | 13  | JEFFERSON PARK ADD 025 013                                    | 437 NW 29TH ST OKLAHOMA CITY            |
| 2682   | R046608480 | MAIKA LLC            |        | 17109 WALES GREEN AVE | EDMOND        | OK    | 73012-3091 | JEFFERSON PARK ADD    | 25    | 14  | JEFFERSON PARK ADD 025 014                                    | 441 NW 29TH ST OKLAHOMA CITY            |
| 2682   | R046608520 | KHAN MUMTAZ          |        | 17109 WALES GREEN AVE | EDMOND        | OK    | 73012      | JEFFERSON PARK ADD    | 25    | 15  | JEFFERSON PARK ADD 025 015                                    | 3012 N WALKER AVE, Unit B OKLAHOMA CITY |
| 2682   | R046608540 | MAIKA LLC            |        | 17109 WALES GREEN AVE | EDMOND        | OK    | 73012      | JEFFERSON PARK ADD    | 25    | 16  | JEFFERSON PARK ADD 025 016                                    | 436 NW 30TH ST OKLAHOMA CITY            |

OWNERSHIP REPORT  
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|      |            |                                 |                                 |                                  |                       |    |                |                        |    |    |                                                                                              |                                 |
|------|------------|---------------------------------|---------------------------------|----------------------------------|-----------------------|----|----------------|------------------------|----|----|----------------------------------------------------------------------------------------------|---------------------------------|
| 2682 | R046608560 | COOMBS<br>JOSHUA                |                                 | 432 NW 30TH<br>ST                | OKLAHOMA CITY         | OK | 73118-<br>8607 | JEFFERSON<br>PARK ADD  | 25 | 17 | JEFFERSON PARK ADD<br>025 017                                                                | 432 NW 30TH ST<br>OKLAHOMA CITY |
| 2682 | R046608580 | DECADE PASEO<br>PROPERTIES LLC  |                                 | 12101 N<br>MACARTHUR<br>STE A401 | OKLAHOMA CITY         | OK | 73162          | JEFFERSON<br>PARK ADD  | 25 | 18 | JEFFERSON PARK ADD<br>025 018                                                                | 428 NW 30TH ST<br>OKLAHOMA CITY |
| 2682 | R046608600 | GORMAN CHAD<br>M                |                                 | 11804 GLEN<br>WESSEX             | TAMPA                 | FL | 33626          | JEFFERSON<br>PARK ADD  | 25 | 19 | JEFFERSON PARK ADD<br>025 019                                                                | 424 NW 30TH ST<br>OKLAHOMA CITY |
| 2683 | R047248370 | LLOYD TIM & LISA                |                                 | 500 NW 30TH<br>ST                | OKLAHOMA CITY         | OK | 73118          | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS 1<br>THRU 5                                              | 500 NW 30TH ST<br>OKLAHOMA CITY |
| 2683 | R047248400 | LANE ROBERT K                   | ROBINSON<br>FREDERICK<br>MELVIN | 508 NW 30TH<br>ST                | OKLAHOMA CITY         | OK | 73118-<br>7329 | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS 6<br>& 7 PLUS N/2 OF<br>VACATED ALLEY ADJ<br>SD LTS ON S | 508 NW 30TH ST<br>OKLAHOMA CITY |
| 2683 | R047248430 | LC HOLLIDAY<br>PROPERTIES LLC   |                                 | 411 WALNUT<br>ST 17958           | GREEN COVE<br>SPRINGS | FL | 32043-<br>3443 | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS 8<br>& 9                                                 | 512 NW 30TH ST<br>OKLAHOMA CITY |
| 2683 | R047248460 | PASEO VILLAGE                   |                                 | PO BOX 54887                     | OKLAHOMA CITY         | OK | 73154-<br>1887 | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS<br>10 & 11                                               | 0 UNKNOWN<br>OKLAHOMA CITY      |
| 2683 | R047248470 | CASA ROSA LLC                   |                                 | PO BOX 54887                     | OKLAHOMA CITY         | OK | 73154-<br>1887 | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS<br>12 THRU 15                                            | 524 NW 30TH ST<br>OKLAHOMA CITY |
| 2683 | R047248540 | AJ INVESTMENT<br>GROUP LLC      |                                 | 1916<br>GAMBRIDGE<br>WAY         | EDMOND                | OK | 73013          | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS<br>20 & 21                                               | 517 NW 29TH ST<br>OKLAHOMA CITY |
| 2683 | R047248550 | JARRED D SMITH<br>LLC           |                                 | PO BOX 18938                     | OKLAHOMA CITY         | OK | 73109          | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS<br>22 THRU 25                                            | 511 NW 29TH ST<br>OKLAHOMA CITY |
| 2683 | R047248610 | INTEGRITY<br>INVESTMENTS<br>LLC |                                 | 601 S<br>WASHINGTON<br>STE 141   | STILLWATER            | OK | 74074          | GUERNSEY<br>PARK PLACE | 19 | 0  | GUERNSEY PARK<br>PLACE 019 000 LOTS<br>26 THRU 30                                            | 501 NW 29TH ST<br>OKLAHOMA CITY |

OWNERSHIP REPORT  
ORDER 2978528-OK99

EFFECTIVE DATE: FEBRUARY 16, 2026 AT 7:30 AM

|      |            |                                                 |                                           |                                      |               |    |                |                             |    |   |                                                   |                                 |
|------|------------|-------------------------------------------------|-------------------------------------------|--------------------------------------|---------------|----|----------------|-----------------------------|----|---|---------------------------------------------------|---------------------------------|
| 2684 | R048526850 | KANALY<br>KRISTOPHER C                          |                                           | 523 NW 31ST<br>ST                    | OKLAHOMA CITY | OK | 73118-<br>7334 | CENTRAL<br>PARK<br>ADDITION | 13 | 0 | CENTRAL PARK<br>ADDITION 013 000<br>LOTS 37 & 38  | 523 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048526875 | CMF LLC                                         |                                           | 1900<br>LINWOOD<br>BLVD, Unit<br>200 | OKLAHOMA CITY | OK | 73106-<br>2628 | CENTRAL<br>PARK<br>ADDITION | 13 | 0 | CENTRAL PARK<br>ADDITION 013 000<br>LOTS 39 & 40  | 517 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048526900 | ASHEVILLE<br>INVESTMENT<br>PARTNERS LLC         |                                           | 12311 MAPLE<br>RIDGE RD              | OKLAHOMA CITY | OK | 73120-<br>8932 | CENTRAL<br>PARK<br>ADDITION | 13 | 0 | CENTRAL PARK<br>ADDITION 013 000<br>LOTS 41 & 42  | 513 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048526925 | OCIR LTD                                        |                                           | 6300<br>CHATHAM RD                   | OKLAHOMA CITY | OK | 73132          | CENTRAL<br>PARK<br>ADDITION | 13 | 0 | CENTRAL PARK<br>ADDITION 013 000<br>LOTS 43 & 44  | 511 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048526950 | ELLWOOD JOHN<br>KUGLER                          | DUININCK<br>GRACE<br>ELIZABETH            | 505 NW 31ST<br>ST                    | OKLAHOMA CITY | OK | 73118          | CENTRAL<br>PARK<br>ADDITION | 13 | 0 | CENTRAL PARK<br>ADDITION 013 000<br>LOTS 45 & 46  | 505 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048526975 | WALKER MARIA T                                  | ZEMAN MAHER<br>WALKER ALISHA<br>GABRIELLA | 501 NW 31ST<br>ST                    | OKLAHOMA CITY | OK | 73118-<br>7334 | CENTRAL<br>PARK<br>ADDITION | 13 | 0 | CENTRAL PARK<br>ADDITION 013 000<br>LOTS 47 & 48  | 501 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048528125 | CASCADE<br>HOLDINGS LLC,<br>MXM HOLDINGS<br>LLC | SIMPSON ST<br>HOLDING CO<br>LLC           | 2644 NW<br>57TH ST                   | OKLAHOMA CITY | OK | 73112          | CENTRAL<br>PARK<br>ADDITION | 16 | 0 | CENTRAL PARK<br>ADDITION 016 000<br>LOTS 1 THRU 4 | 500 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048528150 | SCOTT<br>ALEXANDER<br>TROY                      |                                           | 510 NW 31ST<br>ST                    | OKLAHOMA CITY | OK | 73118-<br>7335 | CENTRAL<br>PARK<br>ADDITION | 16 | 0 | CENTRAL PARK<br>ADDITION 016 000<br>LOTS 5 & 6    | 510 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048528175 | BOYD GAIA                                       |                                           | 217 NW 34TH<br>ST                    | OKLAHOMA CITY | OK | 73118          | CENTRAL<br>PARK<br>ADDITION | 16 | 0 | CENTRAL PARK<br>ADDITION 016 000<br>LOTS 7 & 8    | 512 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048528200 | THOMPSON<br>CLAYTON L &<br>SUNNYE               |                                           | 516 NW 31ST<br>ST                    | OKLAHOMA CITY | OK | 73118-<br>7335 | CENTRAL<br>PARK<br>ADDITION | 16 | 0 | CENTRAL PARK<br>ADDITION 016 000<br>LOTS 9 & 10   | 518 NW 31ST ST<br>OKLAHOMA CITY |
| 2684 | R048528225 | LEPARD ROBERT<br>S                              |                                           | 2617 ASHE<br>WOOD DR                 | EDMOND        | OK | 73034-<br>5856 | CENTRAL<br>PARK<br>ADDITION | 16 | 0 | CENTRAL PARK<br>ADDITION 016 000<br>LOTS 11 & 12  | 520 NW 31ST ST<br>OKLAHOMA CITY |

OWNERSHIP REPORT  
ORDER 2978528-OK99

EFFECTIVE DATE: FEBRUARY 16, 2026 AT 7:30 AM

|      |            |                          |                   |                       |               |    |            |                       |    |   |                                            |                              |
|------|------------|--------------------------|-------------------|-----------------------|---------------|----|------------|-----------------------|----|---|--------------------------------------------|------------------------------|
| 2684 | R048528250 | YOUNG DIRK & PAM         |                   | 2141 E DESOTO WAY     | GILBERT       | AZ | 85234-3833 | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 13 & 14 | 524 NW 31ST ST OKLAHOMA CITY |
| 2684 | R048528275 | SMITH CHARLES D          |                   | 528 NW 31ST ST        | OKLAHOMA CITY | OK | 73118-7335 | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 15 & 16 | 528 NW 31ST ST OKLAHOMA CITY |
| 2684 | R048528500 | DUONG TRANG TRUNG        |                   | 529 NW 30TH ST        | OKLAHOMA CITY | OK | 73118-7328 | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 33 & 34 | 529 NW 30TH ST OKLAHOMA CITY |
| 2684 | R048528525 | MATTHEWS JUDITH L        | BLEVINS GARRETT C | 525 NW 30TH ST        | OKLAHOMA CITY | OK | 73118      | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 35 & 36 | 525 NW 30TH ST OKLAHOMA CITY |
| 2684 | R048528550 | SIGNS PAUL & TARA        |                   | 519 NW 30TH ST        | OKLAHOMA CITY | OK | 73118      | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 37 & 38 | 519 NW 30TH ST OKLAHOMA CITY |
| 2684 | R048528575 | MUGLIA MICHELLE E        |                   | 517 NW 30TH ST        | OKLAHOMA CITY | OK | 73118      | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 39 & 40 | 517 NW 30TH ST OKLAHOMA CITY |
| 2684 | R048528600 | WOLFF MICHAEL & KATHLEEN |                   | 10396 N 2432 CIR      | WEATHERFORD   | OK | 73096-7509 | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 41 & 42 | 515 NW 30TH ST OKLAHOMA CITY |
| 2684 | R048528625 | SCOTT ALEXANDER          |                   | 509 NW 30TH ST        | OKLAHOMA CITY | OK | 73118-7328 | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 43 & 44 | 509 NW 30TH ST OKLAHOMA CITY |
| 2684 | R048528650 | 505 NW 30 LLC            |                   | 1705 DORCHESTER DRIVE | NICHOLS HILLS | OK | 73120      | CENTRAL PARK ADDITION | 16 | 0 | CENTRAL PARK ADDITION 016 000 LOTS 45 & 46 | 505 NW 30TH ST OKLAHOMA CITY |

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**N Walker Ave. & NW 30<sup>th</sup> St.**

**February 26, 2026  
March 2, 2026**

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
Kaitlyn Turner  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.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 regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

|         |                                                                   |
|---------|-------------------------------------------------------------------|
| 8250.3  | Community Recreation: Property Owners Association                 |
| 8300.32 | Convenience Sales and Personal Services                           |
| 8200.2  | Dwelling Units and Mixed Uses *                                   |
| 8300.37 | Eating Establishments: Sitdown, Limited Alcohol Permitted         |
| 8200.4  | Live/Work Units *                                                 |
| 8200.5  | Low Impact Institutional: Residential-Oriented                    |
| 8200.12 | Multiple-Family Residential (there shall be a maximum of 8 units) |
| 8250.16 | Murals                                                            |
| 8300.60 | Personal Services: Restricted                                     |
| 8300.63 | Retail Sales and Services: General                                |
| 8200.13 | Senior Independent Living                                         |
| 8200.14 | Single-Family Residential                                         |
| 8200.15 | Three- and Four- Family Residential                               |
| 8200.16 | Two-Family Residential                                            |

\*: The following use(s) will be the only use(s) allowed as secondary to these classification(s):

8300.1            Administrative and Professional Offices  
8300.63          Retail Sales and Services: General

Non-residential uses permitted within this SPUD shall be accessory to a residential use.

**2. Maximum Building Height:**

The maximum building height shall be three (3) stories.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

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

**5. Building Setback Lines**

North:      5 feet  
East:       15 feet  
South:     20 feet  
West:      5 feet

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a landscape buffer along the north shall not be required.

**8. Signs:**

Per code.

**9. Access:**

Access may be taken from N Walker Ave.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

## **II. Other Development Regulations:**

### **1. Architecture:**

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

### **2. Open Space:**

There shall be a minimum of 30% open space within this SPUD.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

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

### **5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 25 feet from adjacent residential structures.

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

### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a minimum of 4 parking spaces.

### **7. Maintenance:**

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

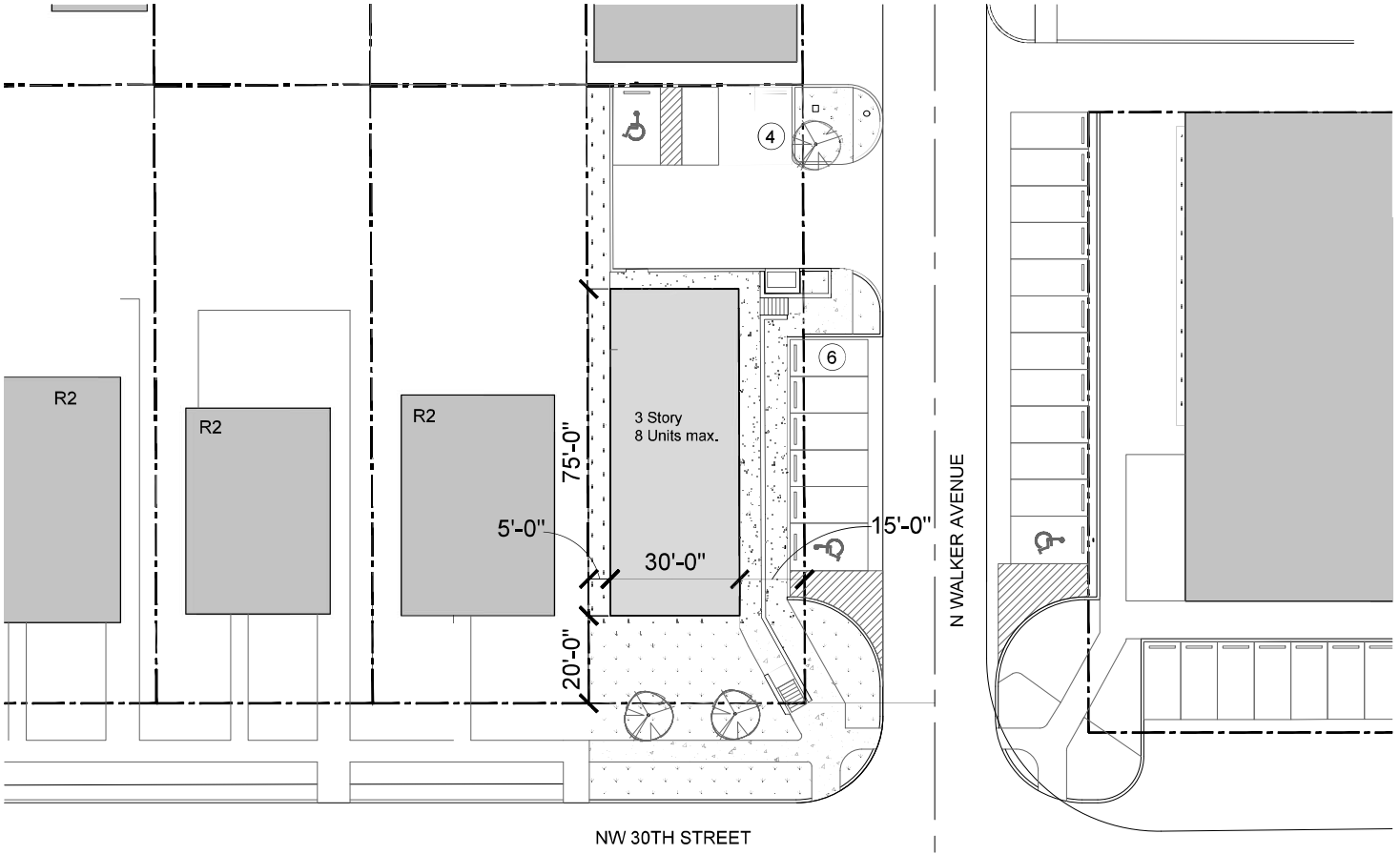
### **8. Drainage:**

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

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



| CASENO    | NAME 1                                                               | MAILING ADDRESS             | CITY               | STATE | ZIP CODE   |
|-----------|----------------------------------------------------------------------|-----------------------------|--------------------|-------|------------|
| SPUD-1823 | BOX LAW GROUP, PLLC, DAVID BOX                                       | 525 NW 11TH ST, STE 205     | OKLAHOMA CITY      | OK    | 73118      |
| SPUD-1823 | PASEO BUSINESS DISTRICT                                              | 3024 PASEO                  | OKLAHOMA CITY      | OK    | 73103      |
| SPUD-1823 | PASEO HP                                                             | 700 NW 24TH                 | OKLAHOMA CITY      | OK    | 73103      |
| SPUD-1823 | OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL                          | PO BOX 36609                | OKLAHOMA CITY      | OK    | 73136      |
| SPUD-1823 | 505 NW 30 LLC                                                        | 1705 DORCHESTER DRIVE       | NICHOLS HILLS      | OK    | 73120      |
| SPUD-1823 | AJ INVESTMENT GROUP LLC                                              | 1916 GAMBRIDGE WAY          | EDMOND             | OK    | 73013      |
| SPUD-1823 | ASHEVILLE INVESTMENT PARTNERS LLC                                    | 12311 MAPLE RIDGE RD        | OKLAHOMA CITY      | OK    | 73120-8932 |
| SPUD-1823 | BOARD OF EDUCATION                                                   | 900 N KLEIN                 | OKLAHOMA CITY      | OK    | 73106      |
| SPUD-1823 | BOYD GAIA                                                            | 217 NW 34TH ST              | OKLAHOMA CITY      | OK    | 73118      |
| SPUD-1823 | BURROWS JACQUELINE M                                                 | 1906 NAUDAIN ST             | PHILADELPHIA       | PA    | 19146      |
| SPUD-1823 | CASA ROSA LLC                                                        | PO BOX 54887                | OKLAHOMA CITY      | OK    | 73154-1887 |
| SPUD-1823 | CASCADE HOLDINGS LLC, MXM HOLDINGS LLC, SIMPSON ST<br>HOLDING CO LLC | 2644 NW 57TH ST             | OKLAHOMA CITY      | OK    | 73112      |
| SPUD-1823 | CITYCORE LLC                                                         | PO BOX 54887                | OKLAHOMA CITY      | OK    | 73154-1887 |
| SPUD-1823 | CMF LLC                                                              | 1900 LINWOOD BLVD, Unit 200 | OKLAHOMA CITY      | OK    | 73106-2628 |
| SPUD-1823 | COOMBS JOSHUA                                                        | 432 NW 30TH ST              | OKLAHOMA CITY      | OK    | 73118-8607 |
| SPUD-1823 | DECADE PASEO PROPERTIES LLC                                          | 12101 N MACARTHUR STE A401  | OKLAHOMA CITY      | OK    | 73162      |
| SPUD-1823 | DUONG TRANG TRUNG                                                    | 529 NW 30TH ST              | OKLAHOMA CITY      | OK    | 73118-7328 |
| SPUD-1823 | ELLWOOD JOHN KUGLER, DUININCK GRACE ELIZABETH                        | 505 NW 31ST ST              | OKLAHOMA CITY      | OK    | 73118      |
| SPUD-1823 | GORMAN CHAD M                                                        | 11804 GLEN WESSEX           | TAMPA              | FL    | 33626      |
| SPUD-1823 | INTEGRITY INVESTMENTS LLC                                            | 601 S WASHINGTON STE 141    | STILLWATER         | OK    | 74074      |
| SPUD-1823 | JARRED D SMITH LLC                                                   | PO BOX 18938                | OKLAHOMA CITY      | OK    | 73109      |
| SPUD-1823 | KANALY KRISTOPHER C                                                  | 523 NW 31ST ST              | OKLAHOMA CITY      | OK    | 73118-7334 |
| SPUD-1823 | KHAN MUMTAZ                                                          | 17109 WALES GREEN AVE       | EDMOND             | OK    | 73012      |
| SPUD-1823 | LANE ROBERT K, ROBINSON FREDERICK MELVIN                             | 508 NW 30TH ST              | OKLAHOMA CITY      | OK    | 73118-7329 |
| SPUD-1823 | LC HOLLIDAY PROPERTIES LLC                                           | 411 WALNUT ST 17958         | GREEN COVE SPRINGS | FL    | 32043-3443 |
| SPUD-1823 | LEPARD ROBERT S                                                      | 2617 ASHE WOOD DR           | EDMOND             | OK    | 73034-5856 |
| SPUD-1823 | LLOYD TIM & LISA                                                     | 500 NW 30TH ST              | OKLAHOMA CITY      | OK    | 73118      |
| SPUD-1823 | MAIKA LLC                                                            | 17109 WALES GREEN AVE       | EDMOND             | OK    | 73012      |
| SPUD-1823 | MATTHEWS JUDITH L, BLEVINS GARRETT C                                 | 525 NW 30TH ST              | OKLAHOMA CITY      | OK    | 73118      |
| SPUD-1823 | MERE SPACE LLC                                                       | 3900 ANNUNCIATION ST        | NEW ORLEANS        | LA    | 70115      |
| SPUD-1823 | MUGLIA MICHELLE E                                                    | 517 NW 30TH ST              | OKLAHOMA CITY      | OK    | 73118      |

|           |                                                     |                     |               |    |            |
|-----------|-----------------------------------------------------|---------------------|---------------|----|------------|
| SPUD-1823 | OCIR LTD                                            | 6300 CHATHAM RD     | OKLAHOMA CITY | OK | 73132      |
| SPUD-1823 | PASEO VILLAGE                                       | PO BOX 54887        | OKLAHOMA CITY | OK | 73154-1887 |
| SPUD-1823 | SCOTT ALEXANDER                                     | 509 NW 30TH ST      | OKLAHOMA CITY | OK | 73118-7328 |
| SPUD-1823 | SCOTT ALEXANDER TROY                                | 510 NW 31ST ST      | OKLAHOMA CITY | OK | 73118-7335 |
| SPUD-1823 | SIGNS PAUL & TARA                                   | 519 NW 30TH ST      | OKLAHOMA CITY | OK | 73118      |
| SPUD-1823 | SMITH CHARLES D                                     | 528 NW 31ST ST      | OKLAHOMA CITY | OK | 73118-7335 |
| SPUD-1823 | TEAM M LLC                                          | 6824 N ROBINSON AVE | OKLAHOMA CITY | OK | 73116-9039 |
| SPUD-1823 | THOMPSON CLAYTON L & SUNNYE                         | 516 NW 31ST ST      | OKLAHOMA CITY | OK | 73118-7335 |
| SPUD-1823 | WALKER MARIA T, ZEMAN MAHER WALKER ALISHA GABRIELLA | 501 NW 31ST ST      | OKLAHOMA CITY | OK | 73118-7334 |
| SPUD-1823 | WOLFF MICHAEL & KATHLEEN                            | 10396 N 2432 CIR    | WEATHERFORD   | OK | 73096-7509 |
| SPUD-1823 | YOUNG DIRK & PAM                                    | 2141 E DESOTO WAY   | GILBERT       | AZ | 85234-3833 |

**APPROVED**

07-07-2026

BY THE CITY COUNCIL  
*Wm. H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1823**

**MASTER DESIGN STATEMENT FOR**

N Walker Ave. & NW 30<sup>th</sup> St.

**February 26, 2026**

**March 2, 2026**

**April 14, 2026**

**April 29, 2026**

**PREPARED BY:**

BOX LAW GROUP, PLLC

*David Box*

*Kaitlyn Turner*

*525 NW 11<sup>th</sup> St., Ste. 205*

*Oklahoma City, OK 73103*

*405-652-0099 Phone*

[\*david@boxlawgroup.com\*](mailto:david@boxlawgroup.com)

[\*kaitlyn@boxlawgroup.com\*](mailto:kaitlyn@boxlawgroup.com)

## **SPUD-1823 MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

|         |                                                                   |
|---------|-------------------------------------------------------------------|
| 8250.3  | Community Recreation: Property Owners Association                 |
| 8200.2  | Dwelling Units and Mixed Uses*                                    |
| 8200.4  | Live/Work Units *                                                 |
| 8200.5  | Low Impact Institutional: Residential-Oriented                    |
| 8200.12 | Multiple-Family Residential (there shall be a maximum of 6 units) |
| 8250.16 | Murals                                                            |
| 8200.14 | Single-Family Residential                                         |
| 8200.15 | Three- and Four- Family Residential                               |
| 8200.16 | Two-Family Residential                                            |

\* Live-Work Units and Dwelling Units and Mixed Uses shall be limited to the following uses and to the ground floor of buildings. The total square footage of all commercial uses, excluding Home Occupations in dwellings, shall be limited to 3,000 square feet. A seventh (7th) Live-Work unit shall be allowed, limited to the ground floor only.

|         |                                                           |
|---------|-----------------------------------------------------------|
| 8300.1  | Administrative and Professional Offices                   |
| 8300.32 | Convenience Sales and Personal Services                   |
| 8300.37 | Eating Establishments: Sitdown, Limited Alcohol Permitted |
| 8300.60 | Personal Services: Restricted                             |

**2. Maximum Building Height:**

The maximum building height shall be 35 feet. Buildings shall be constructed at grade on N Walker Ave.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

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

**5. Building Setback Lines**

|        |         |
|--------|---------|
| North: | 5 feet  |
| East:  | 10 feet |
| South: | 20 feet |
| West:  | 5 feet  |

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a landscape buffer along the north shall not be required.

**8. Signs:**

Per code.

**9. Access:**

Vehicular access shall be limited to N Walker Ave.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial and connector streets with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

## **II. Other Development Regulations:**

### **1. Architecture:**

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

Buildings shall provide a clearly identifiable entry along NW 30<sup>th</sup> and N Walker Avenue.

### **2. Open Space:**

There shall be a minimum of 30% open space, defined as greenspace, landscaped area, and sidewalks/patios, within this SPUD.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

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

### **5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 30 feet from adjacent single-dwelling buildings.

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

### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a minimum of .5 space per dwelling. Parking is not permitted within the front yard setback.

### **7. Maintenance:**

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

**8. Drainage:**

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

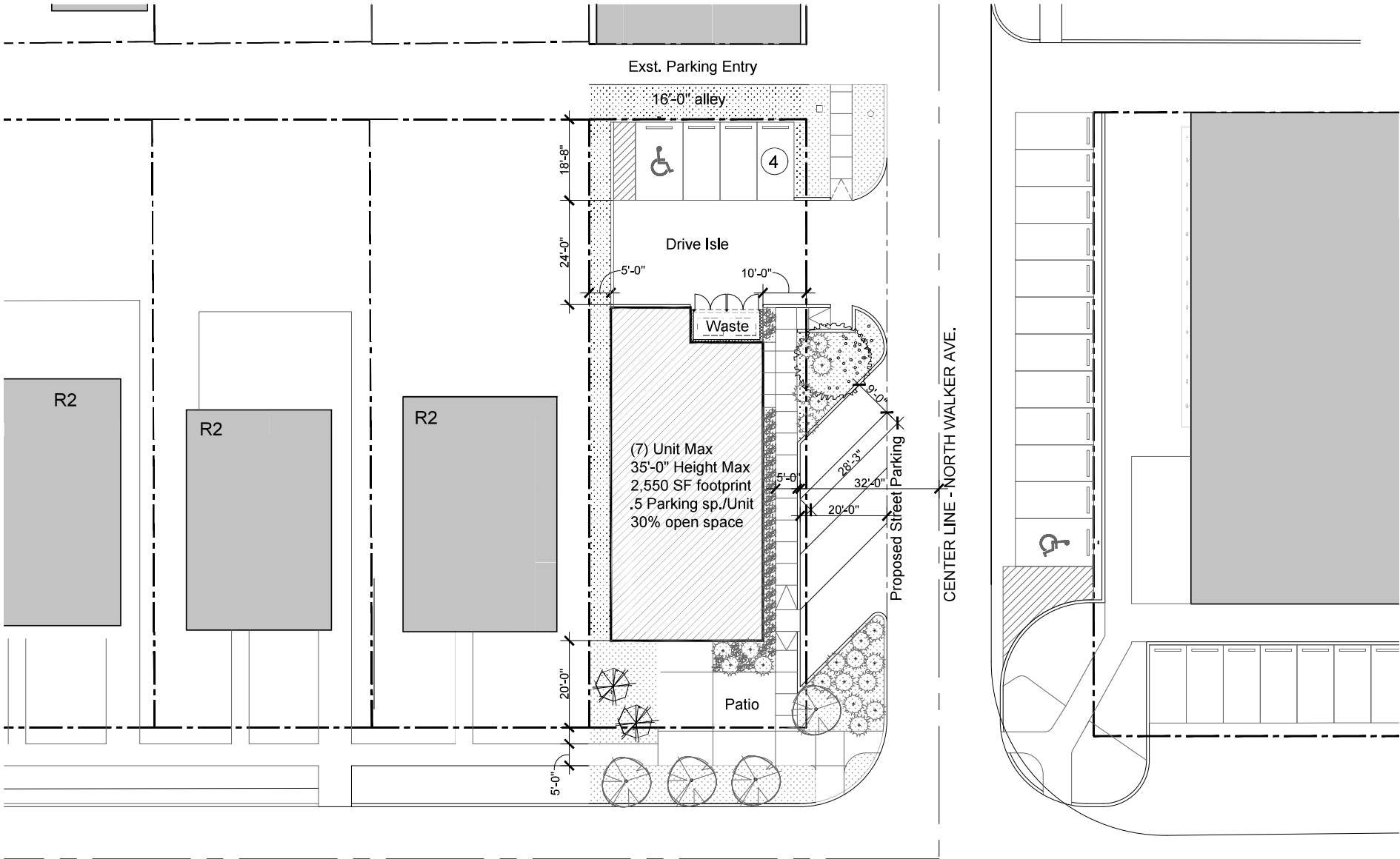
**III. Supporting Documents**

Exhibit A: Legal Description

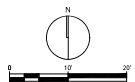
Exhibit B: Conceptual Site Plan

SPUD-1823 Exhibit A – Legal Description

Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



CENTRAL PARK ADDITION 016 000 LOTS 47 & 48



CONCEPT SITE PLAN - SCALE: 1"=10'-0"

SPUD-1823 Exhibit B

**CASE NUMBER: SPUD-1823**

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Team M. LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1823 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 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:**

Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**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 2nd day of June 2026.

SEAL

*Amy K. Simpson*



Amy K. Simpson, City Clerk

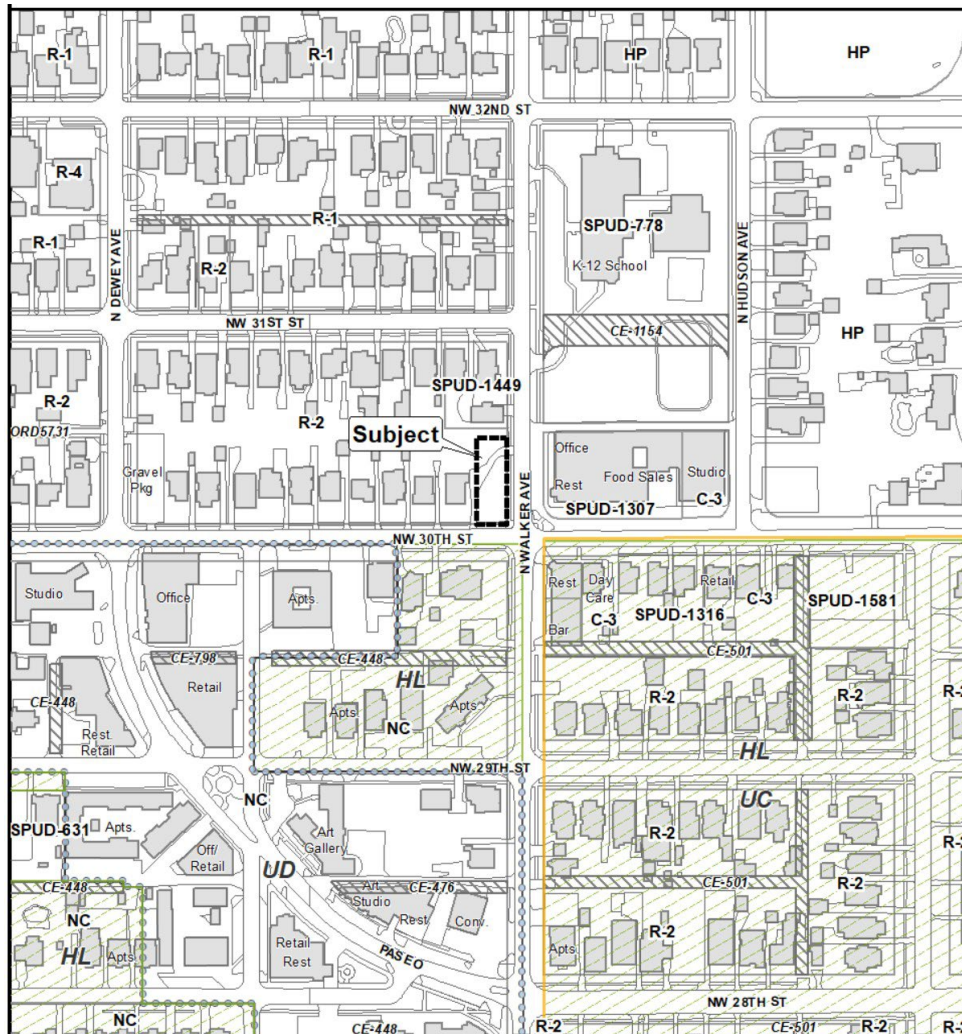
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: SPUD-1823**

**FROM:** R-2 Medium-Low Density Residential District

**TO:** SPUD-1823 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 501 NW 30th Street



**PROPOSED USE:** The purpose of this request is to allow up to six (6) multi-family residential dwellings and a live-work unit in a mixed-use building.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential 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](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1823

**LOCATION:** 501 NW 30th Street

**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-1823 Simplified Planned Unit Development District from R-2 Medium-Low Density Residential District. A public hearing will be held by the City Council on July 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:

## **LEGAL DESCRIPTION:**

Lots Forty-seven (47), and Forty-eight (48), in Block Sixteen (16), in CENTRAL PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**PROPOSED USE:** The purpose of this request is to allow up to six (6) multi-family residential dwellings and a live-work unit in a mixed-use building.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** (OKC Zoning Ordinance, 2020).

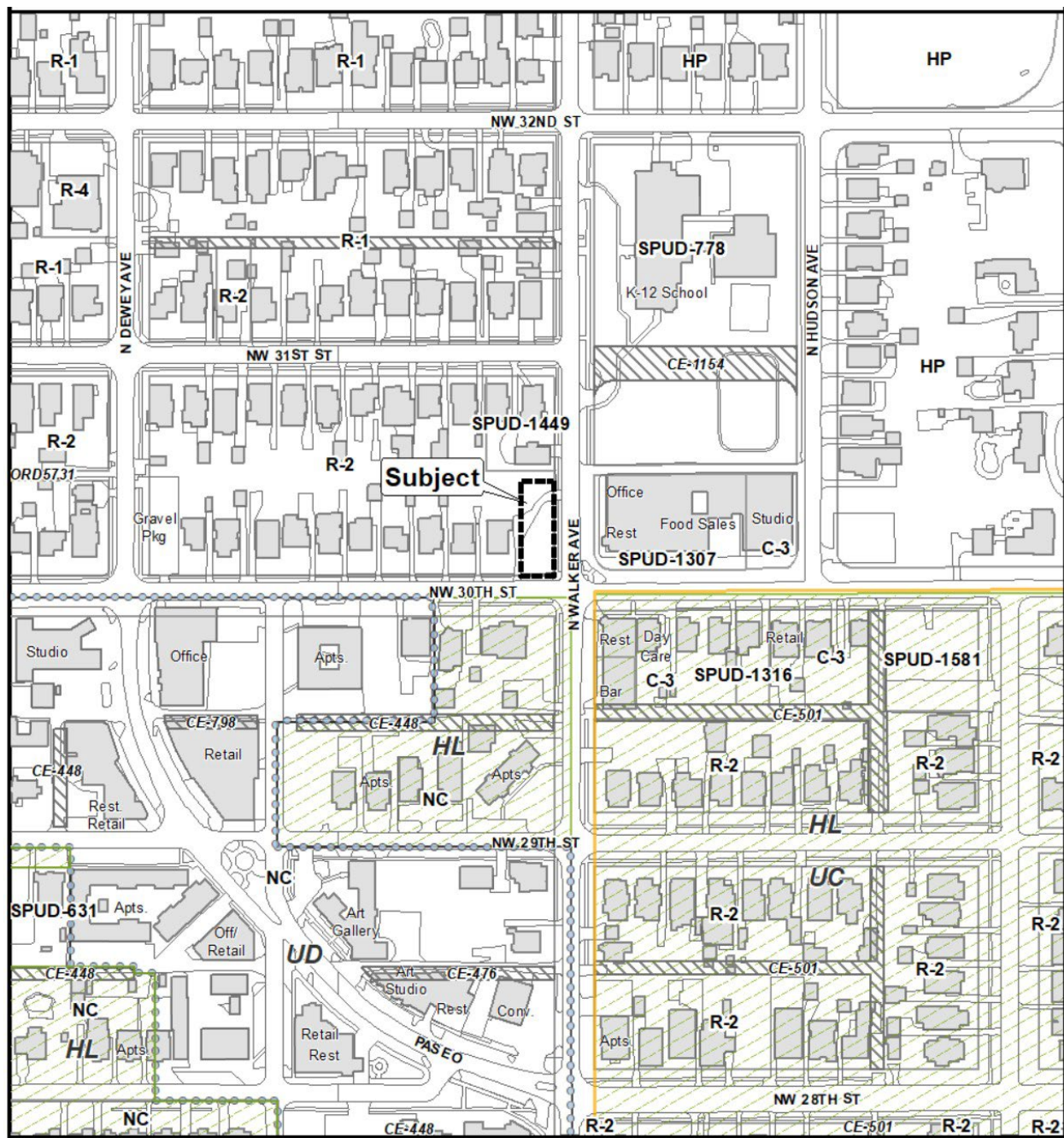
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 2nd day of June 2026.

SEAL

Amy K. Simpson, City Clerk



CASE NUMBER - SPUD – 1823

April 17<sup>th</sup> 2026

Heritage Property Management

Joy Reed Belt

3110 N Walker Avenue

Oklahoma City, OK 73118

Dear Planning and Zoning Department,

We appreciate the quality of the proposed project by the applicant, which are anticipated to enhance neighborhood vibrancy and generate increased tax revenue for local schools and the city. Nonetheless, we have significant concerns regarding the current parking arrangements at this intersection. As you are aware, this area functions as a school carpool zone during peak hours, and several local businesses—including Prairie Arts Creative, Heritage Property Management, Historic Red Rooster Bar and Grill, Prairie Gypsies Catering, and 30<sup>th</sup> St Market—depend on available parking for their patrons.

Our primary concerns are (1) the SPUD would permit uses other than residential (although it appears any use other than residential must be “accessory to a residential use” – unclear to us what that means); and (2) the Conceptual Site Plan shows 10 parking spaces; however, Section II, 6 of the Master Design Statement states a minimum of 4 parking spaces. Based on the building’s size, the possibility there could be 8 units in the building, and there could be commercial uses in addition to residential uses, we feel the parking is wholly inadequate and could exacerbate an already tight parking situation at that intersection. If there is a retail component to the development, we believe it alone would require more than six spaces, and the residential units would lack sufficient guest parking. Additionally, the limited lot size and setback requirements raise questions about the practicality of accommodating ten parking spaces without further congestion.

We strongly recommend the permitted uses in the SPUD be limited to 8200.2, 8200.4, 8200.12 (with a limit of 4 units), 8200.13, 8200.14, 8200.15, and 8200.16 and a thorough review of the area's parking capacity to prevent worsening existing shortages. Ensuring adequate parking is vital to support the development while maintaining community accessibility, safety, and compatibility.

Sincerely,

Heritage Property Management

c/o Joy Reed Belt

## Johnson, Thad A

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**From:** Johnson, Thad A  
**Sent:** Monday, May 11, 2026 10:56 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** FW: SPUD - 1823 - 501 N Walker

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**From:** Matt Ralls  
**Sent:** Sunday, May 10, 2026 5:08 PM  
**To:** Planning Admin  
**Subject:** SPUD - 1823 - 501 N Walker

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To Whom It May Concern:

I am writing regarding the site plan for the property at 501 N Walker. As the owner of the adjacent property at 505 NW 30th, located to the west of the subject property, I have a vested interest in this matter. My property is a single-family residence.

While I appreciate the intent of the proposed infill development, I have concerns about whether the Planning Commission reviewed this project with full objectivity. The original use of the subject property was as a single-family home with a shared driveway — an arrangement that has been in place since prior to my purchase of the neighboring property (505 NW 30th) in 2013.

Additionally, while the standard setback requirement for single-family homes is 5 feet, it is my understanding that setbacks can be increased to up to 10 feet in cases where an adjacent property is of greater height. Given that this proposed development has been referenced as potentially reaching three stories, an increased setback may be warranted. I would note that none of the documentation currently posted on the OKC website includes renderings of the project, making it difficult for neighboring property owners to fully assess its impact.

Furthermore, while I recognize that increased density is being encouraged throughout the Oklahoma City area, it is my contention that the proposed density is inconsistent with the established aesthetic of the neighborhood, which is characterized predominantly by two-story dwellings. To my knowledge, there are no three-story structures within or immediately surrounding this neighborhood.

Finally, I have serious concerns regarding the parking provisions for this development. Six units cannot be adequately served by the parking currently proposed. While street parking could potentially offset this deficiency, no such street parking has been approved at this time, nor is street parking available given the current dimensions of the street.

What options do I have to contest the current approval of the SPUD development? When is the next hearing?

Matt Ralls  
405-740-6928

**Howard, Gabriel J**

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**From:** Tim Lloyd <[REDACTED]>  
**Sent:** Wednesday, April 22, 2026 10:07 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** SPUD - 1823 , letter of support from across the st neighbor (Tim Lloyd at 500 N.W. 30th St)  
**Attachments:** Team M support letter.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

4/22/26

My name is Tim Lloyd and I live at 500 N.W. 30th St. I am both the owner of Echelawn Complete Lawn and Landscape and the former owner of the property at 501 N.W. 30th St. I am writing in support of the plans for this corner lot that Team M has proposed, SPUD-1823.

I enjoyed improving the lot over the years and fielded many options and offers on what it could become in our decade of ownership. We were fortunate to buy the lot from the Oklahoma Youth Expo after years of mowing the grass for them, while they sought permission to convert it to parking lot for their former office across the street at 500 N.W. 30th St. When the City of OKC said the best use for it wasn't their parking lot application, we bought it and made it a refuge for unwanted plants. We used many of the plants that our clients didn't want in an effort to recycle them. We hope we made this corner more beautiful for the city.

I once considered building a home there or appealing for something similar to what it proposed for it now. The plants have been transplanted again, directly across the street where we live and it is time for that space to become something else great for the residents of the area. I look forward to having new neighbors in a long vacant spot.

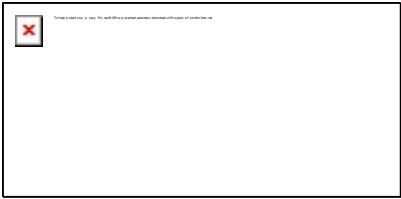
I believe in the people applying for this zoning change after studying their other projects and their approaches. I see them not only designing and building aesthetically pleasing properties but also admire their focus for filling the missing section of efficient living. The 1-2 bedroom units I've seen them successfully complete elsewhere are very much in need and demand in this area of town. I also know we need more options for small business in this area.

I hope their plans are approved and look forward to the continued progress of my neighborhood and all of OKC.

Tim Lloyd  
500 N.W. 30th St  
Oklahoma City, OK 73118

--

Tim Lloyd  
Owner | Operator  
(405) 430 - 2107



4/22/26

My name is Tim Lloyd and I live at 500 N.W. 30th St. I am both the owner of Echelawn Complete Lawn and Landscape and the former owner of the property at 501 N.W. 30th St. I am writing in support of the plans for this corner lot that Team M has proposed, SPUD-1823.

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I hope their plans are approved and look forward to the continued progress of my neighborhood and all of OKC.

Tim Lloyd  
500 N.W. 30th St  
Oklahoma City, OK 73118

Planning Commission Minutes  
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

12. (SPUD-1823) Application by Team M, LLC to rezone 501 NW 30th Street from R-2 Medium-Low Density Residential District to SPUD-1823 Simplified Planned Unit Development District. Ward 2.

**Amended Technical Evaluation:**

1. ~~The maximum number of dwellings allowed within the SPUD shall be six (6).~~  
Specify that the 7th unit is limited to the ground floor under use unit 8200.4.
2. ~~Amend the maximum building height to 35 feet and 2.5 stories.~~
3. Amend Section Parking to add: Parking is not permitted within the front yard setback, ~~or between the building and the eastern property line.~~
4. Strike the following from Section Architecture: A first-floor building wall along N Walker Avenue shall not exceed 80 feet in length without a pedestrian passage or building break.
5. Vehicular access shall be limited to N Walker Avenue.
6. The building shall be constructed at grade along N Walker Avenue.
7. Move architectural metal from the 70% allowance to the 30% allowance.
8. EIFS shall be prohibited.

The applicant was present. There was a protester present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY POWERS, SECONDED BY MEEK

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

ABSENT: NEWMAN, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**April 23, 2026**

**Item No. IV. 12.**

**(SPUD-1823) Application by Team M, LLC to rezone 501 NW 30th Street from R-2 Medium-Low Density Residential District to SPUD-1823 Simplified Planned Unit Development District. Ward 2.**

**A. GENERAL INFORMATION**

**1. Contacts**

**Applicant's Representative**

David Box  
Box Law Group, PLLC  
(405) 652-0099

**2. Case History**

This is a new application.

**3. Reason for Request**

The purpose of this request is to allow up to 7 multi-family residential dwellings and in a mixed-use building.

**B. EXISTING CONDITIONS**

**1. Size of Site:** 0.16 Acres

**2. School District:** Oklahoma City

**3. Zoning and Land Use:**

|                 | <b>Subject Site</b> | <b>North</b> | <b>East</b>         | <b>South</b> | <b>West</b> |
|-----------------|---------------------|--------------|---------------------|--------------|-------------|
| <b>Zoning</b>   | R-2                 | SPUD-1449    | SPUD-1307           | NC / HL      | R-2         |
| <b>Land Use</b> | Vacant              | Residential  | Restaurant / Office | Residential  | Residential |

**4. Comprehensive Plan Land Use Typology Area:** Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

### C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

|         |                                                                   |
|---------|-------------------------------------------------------------------|
| 8250.3  | Community Recreation: Property Owners Association                 |
| 8200.2  | Dwelling Units and Mixed Uses                                     |
| 8200.4  | Live/Work Units *                                                 |
| 8200.5  | Low Impact Institutional: Residential-Oriented                    |
| 8200.12 | Multiple-Family Residential (there shall be a maximum of 7 units) |
| 8250.16 | Murals                                                            |
| 8200.14 | Single-Family Residential                                         |
| 8200.15 | Three- and Four- Family Residential                               |
| 8200.16 | Two-Family Residential                                            |

\* Live-Work Units and Dwelling Units and Mixed Uses shall be limited to the following uses and to the ground floor of buildings. The total square footage of all commercial uses, excluding Home Occupations in dwellings, shall be limited to 3,000 square feet.

|         |                                                           |
|---------|-----------------------------------------------------------|
| 8300.1  | Administrative and Professional Offices                   |
| 8300.32 | Convenience Sales and Personal Services                   |
| 8300.37 | Eating Establishments: Sitdown, Limited Alcohol Permitted |
| 8300.60 | Personal Services: Restricted                             |

2. **Maximum Building Height:**

The maximum building height shall be 35 feet.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

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

5. **Building Setback Lines:**

|        |         |
|--------|---------|
| North: | 5 feet  |
| East:  | 10 feet |
| South: | 20 feet |
| West:  | 5 feet  |

6. **Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except that a landscape buffer along the north shall not be required.

**8. Signs:**

Per code.

**9. Access:**

Access may be taken from N Walker Ave. and/or from NW 30th Street.

**10. Sidewalks:**

Five (5) foot sidewalks shall be constructed on the arterial and connector streets with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

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

Buildings shall provide a clearly identifiable entry along NW 30<sup>th</sup> and N Walker Avenue. A first-floor building wall along N Walker Avenue shall not exceed 80 feet in length without a pedestrian passage or building break.

**2. Open Space:**

There shall be a minimum of 30% open space, defined as greenspace, landscaped area, and sidewalks/patios, within this SPUD.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

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

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 30 feet from adjacent single-dwelling buildings.

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

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a minimum of .5 space per dwelling.

**7. Maintenance:**

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

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

**D. REVIEW COMMENTS**

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

**1. Airports:** No objection.

**2. Fire (OCFD):** No objection.

**3. Public Works Department:**

**a. Traffic Services:** The proposed on-street angled parking shown on N Walker Ave requires review and approval through the Oklahoma City Traffic and Transportation

Commission and subsequent Oklahoma City Council. On street angled parking must meet the design requirements of the OCMC Chapter 32 § 303.

**b. 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.

**4. Utilities Department:**

**a. Solid Waste Management:**

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

**b. Water Availability:**

1. An existing 6-inch/10-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. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. 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.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.

**5. Planning Department:**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.
- Structured parking may be appropriate to achieve desired intensity levels.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre. *The SPUD regulations allow single-through multi-family residential up to 7 dwellings, along with live-work units, with a 35-foot building height limit. Seven units on the 0.16-acre site would be 43.8 du/acre, in excess of the maximum density recommended by the comprehensive plan. National, state, and local permitting require basic best management practices for stormwater management.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

*The SPUD allows access to both streets, and the conceptual plan shows one driveway on N Walker Avenue serving parking on the north side of the site.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are available along NW 30th Street. The SPUD proposes a new sidewalk along N Walker Avenue.*

- 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. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the 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 building setback lines as follows: 5 feet on the north, 10 feet on the east (Walker Ave), 20 feet on the south (NW 30<sup>th</sup> St), and 5 feet on the west. The SPUD proposes a maximum building height of three stories and 35 feet. The base R-4 District regulations will apply for maximum building size, number of buildings, landscaping, and screening.*

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. *This site is located at the corner of NW 30<sup>th</sup> Street, a Neighborhood Street, and N Walker Avenue, a Minor Collector, located in the Urban Medium LUTA.*

**3) Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

**4) Transportation System:** This site is located at the corner of NW 30<sup>th</sup> Street, a Neighborhood Street, and N Walker Avenue, a Minor Collector, located in the Urban Medium LUTA. The nearest transit service is to the south on NW 23<sup>rd</sup> Street (bus), and to the west on Classen Blvd (bus/BRT).

**5) Other Development Related Policies**

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- 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)
- 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)

- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**6) Other Considerations: Historic Resources**

The property is within an area identified as the Central Park Historic District, which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993. The property is also directly across the street from the National Register-listed and locally-designated Paseo Historic District. The City's preservation plan, *preserveokc*, would support a new development on the vacant property that is compatible with the surrounding historic resources.

**b. Plan Conformance Considerations**

The subject site is located at the northwest corner of NW 30<sup>th</sup> Street, a Neighborhood Street, and N Walker Avenue, a Minor Collector, within the Urban Medium LUTA. The intersection and the proposed development are within a block of the Paseo District, Edgemere Park, Jefferson Park, and Central Park. The site is currently zoned R-2 and undeveloped. Adjacent on the north is SPUD-1449, which was approved in 2022 to allow two existing homes and a 3-story garage apartment. To the south and west are single-family homes zoned R-2. To the east across Walker Ave are retail and restaurant uses (Red Rooster) zoned SPUD-1307, and to their north is Edgemere School (now Trinity).

The SPUD is requested to allow multifamily residential and limited office/commercial uses in a mixed-use building on the corner lot. The Master Design Statement has been modified since first submitted to reduce the number of dwellings allowed from 8 to 7, remove/limit some commercial uses, increase the east setback from 5 to 10 feet, and add language about building design. The SPUD is now proposed to allow up to 7 residential units on the 0.16-acre site, for a density of 43.8 du/acre, in excess of the maximum 40 du/acre density recommended by the comprehensive plan. The SPUD proposes building setback lines as follows: 5 feet on the north, 10 feet on the east (Walker Ave), 20 feet on the south (NW 30<sup>th</sup> St), and 5 feet on the west. The SPUD proposes a maximum building height of 35 feet but does not specify stories. A new sidewalk is proposed along N Walker Avenue. Access to parking will be provided via a driveway on N Walker Avenue, with the potential for access to NW 30<sup>th</sup> Street. Parking is requested at a ratio of 0.5 space per unit. The street parking shown on the conceptual plan does not exist, and would require approval from the Traffic Commission and City Council. If approved, the spaces would need to be completely within the right-of-way, otherwise a pedestrian easement will be required. Spaces within the right-of way cannot be reserved for residents of the proposed development.

The proposal is in conformance with comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots within the UM LUTA.

Plan conformance would be strengthened by reducing the number of dwellings to 6 or fewer to be within the UM range, specifying a number of stories for building height, and specifying that parking will not be located within the eastern and front yard setbacks.

**E. 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 of the application subject to the following Technical Evaluation:**

1. The maximum number of dwellings allowed within the SPUD shall be six (6).
2. Amend the maximum building height to 35 feet *and 2.5 stories*.
3. Amend Section Parking to add: Parking is not permitted within the front yard setback, or between the building and the eastern property line.

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

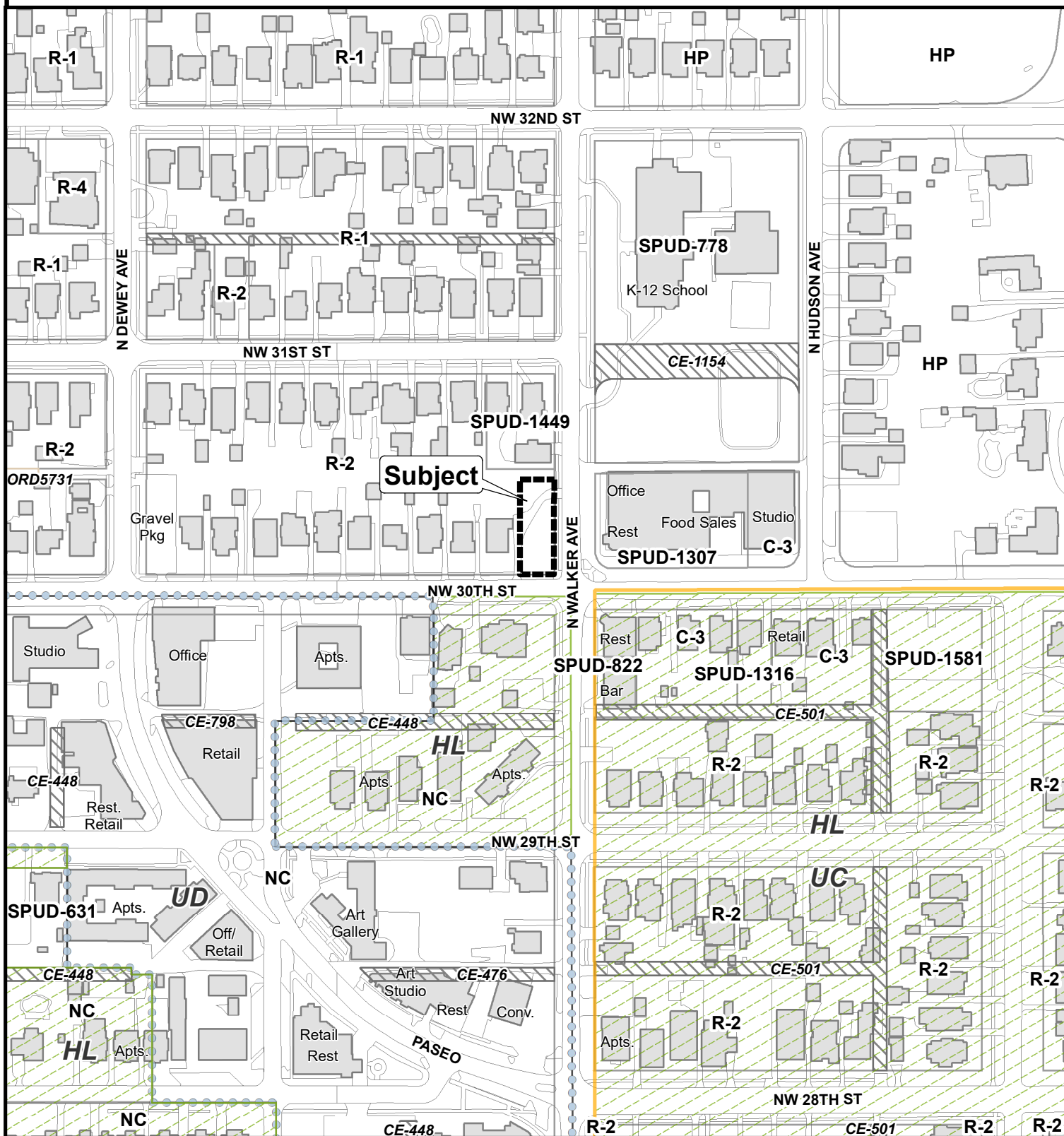
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Case No: SPUD-1823

Applicant: Team M, LLC

Existing Zoning: R-2

Location: 501 NW 30th St.



Note: "Subject" is located approximately 2,483' South of NW 36th St.

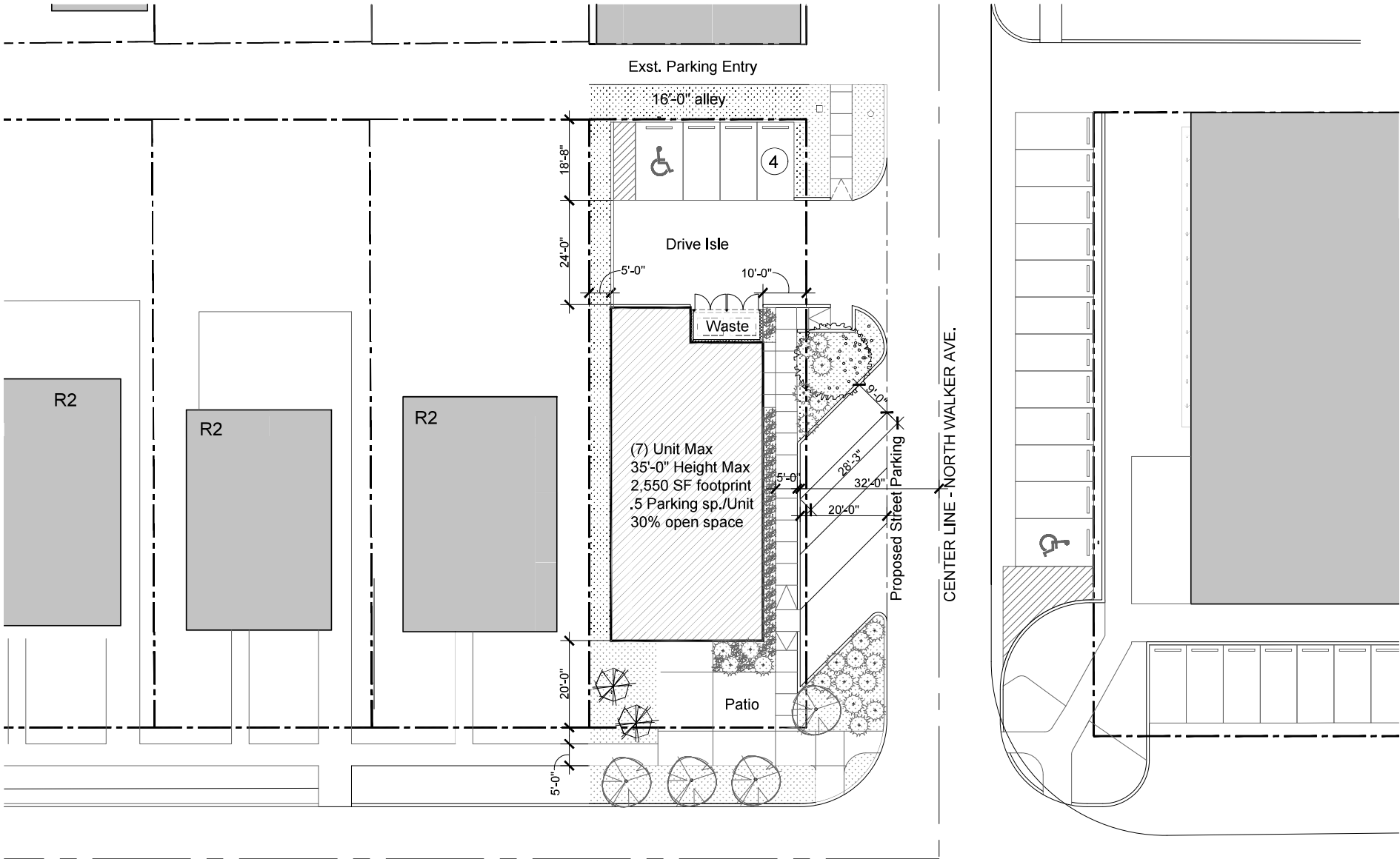


The City of  
OKLAHOMA CITY

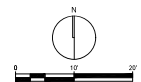
# Simplified Planned Unit Development



0 100 200  
Feet



CENTRAL PARK ADDITION 016 000 LOTS 47 & 48



CONCEPT SITE PLAN - SCALE: 1"=10'-0"

SPUD-1823 Exhibit B

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Aerial Photo from 3/2025

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# Simplified Planned Unit Development



0 100 200  
Feet