

ORDINANCE NO. 28,138

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 Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW 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 18TH day of AUGUST, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 15TH day of SEPTEMBER, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendy Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. G.
9/15/2026

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-1848), rezoning 1210 NW 30th Street from R-2 Medium-Low Density Residential District to SPUD-1848 Simplified Planned Unit Development District. Ward 2.

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

Applicant:

Daniel Adams, Kakariko Village, LLC
Kakariko Village Series 002

Purpose:

The purpose of this application is to allow residential development, specifically a quadplex.

Background:

On July 23, 2026, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

Technical Evaluation:

1. Specify in the Master Design Statement that the maximum number of dwelling units allowed is four (4).
2. One parking space per dwelling is required.
3. Parking lots shall be located behind the primary building.
4. Access to the rear parking area may be from a single drive.

Protests:

None

Previous Action:

The Ordinance was introduced August 18, 2026, and set for final hearing September 15, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

APPROVED

09-15-2026

BY THE CITY COUNCIL
Arny K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1848

MASTER DESIGN STATEMENT FOR

Kakariko Village Series 002

May 22, 2026

July 02, 2026

July 30, 2026

Amended by City Council on September 15, 2026

PREPARED BY:

COWAN GROUP Engineering
Greg J. Massey
7100 N. Classen Blvd., Suite 500
Oklahoma City, OK 73116
Offc: (405) 463-3369
Cell: (405) 808-1360
gmassey@cowangroup.com

SPUD-1848 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-3 Medium Density 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:

8200.14 – Single Family Residential

8200.15 – Three and Four-Family Residential

8200.16 – Two-Family Residential

The maximum number of dwelling units allowed is four (4).

1.1 Minimum Lot Size: 7,000 square feet

1.2 Minimum Lot Width: Fifty (50) feet

2. **Maximum Building Height:** 35 feet (2-Story)

3. **Maximum Building Size:** 3,000 square feet (footprint) per floor

4. **Maximum Number of Buildings:** 2

5. **Building Setback Lines from SPUD boundaries:**

North: 25 foot

South: 10 foot

East: 5 foot

West: 5 foot

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** A minimum 6 foot opaque fence/screen will be erected on the East, West and South sides of the property, and/or in accordance with the City Code.

7. **Landscaping:** Landscaping will be provided in accordance with the City's Landscape Ordinance.

8. **Signs:** Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.

9. **Access:** Access will be from NW 30th Street and may be from single drive.

10. **Sidewalks:** 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 Municipal Code and ADA requirements at the time of construction.

II. **Other Development Regulations:**

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, fiber cement paneling or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. **Open Space:** Shall be in accordance with base zoning regulations.

3. **Street Improvements:** Not required.
4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.
6. **Parking:** The design of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that no more than one (1) parking space per dwelling shall be required. Parking lots shall be located behind the primary building, except that one ADA parking space may be located in front of the building.
7. **Maintenance:** The property owner, landlord or management company shall be responsible for all property maintenance.
8. **Drainage:** Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Aerial Exhibit

Exhibit C: Site Plan

SPUD-1848 EXHIBIT A - Legal Description

Lots Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Project Location

1210 NW 30th St

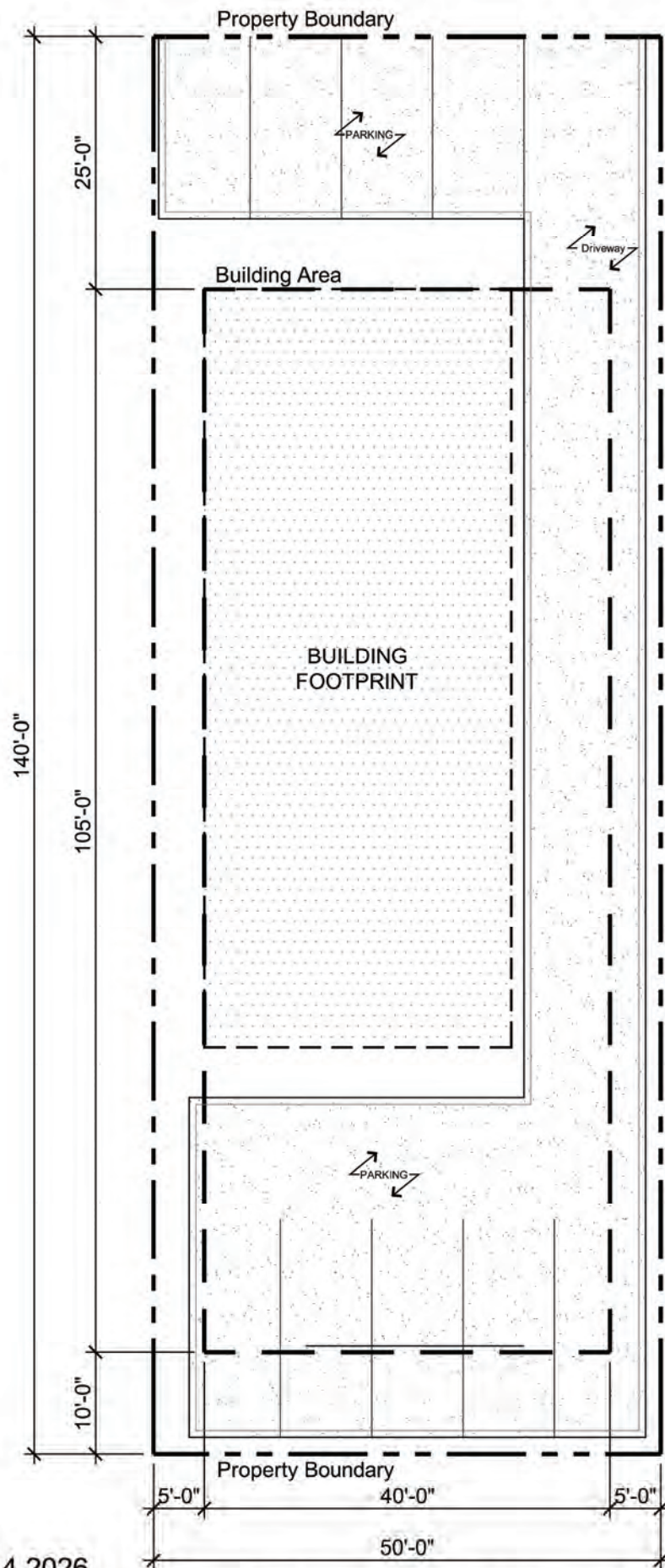
NW 30th St

Apple Tree Child Care

N Military Ave

NW 29th St





04.14.2026

PROPOSED SITE PLAN 1210 NW. 30th ST. OKC, OK



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

Kakariko Village

Project Name

1210 NW 30th ST. Oklahoma City, OK

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

Rezoning from R-2 to SPUD for development of 4-plex Townhomes (R-3)

Summary Purpose Statement / Proposed Development

Staff Use Only:	1848
Case No.: SPUD	5-26-26
File Date:	2
Ward No.:	Corridor South, Epworth, Memorial
Nbhd. Assoc.:	Heights
School District:	OKC
Extg Zoning:	R-2
Overlay:	

7,000 sq.ft. or 0.16 ac.

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

Daniel Adams

Digitally signed by Daniel Adams
Date: 2026.05.13 16:37:25 -05'00'

Signature of Applicant

Daniel Adams - Kakariko Village, LLC

Applicant's Name (please print)

3009 Hickory Stick Rd.

Applicant's Mailing Address

Oklahoma City, OK 73120

City, State, Zip Code

405.537.1848

Phone

daniel.alisha.adams@gmail.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That **FONG C JORDAN**, a single person, party of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **KAKARIKO VILLAGE SERIES 002, A Separate Series of Kakariko Village Series LLC**, party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

**Lots FOURTEEN (14) and FIFTEEN (15), of
Block FIFTEEN (15), in
EPWORTH VIEW ADDITION, to
Oklahoma City, Oklahoma County, Oklahoma,
according to the recorded plat thereof.**

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:
KAKARIKO VILLAGE SERIES 002,
3009 HICKORY STICK ROAD
OKLAHOMA CITY, OK 73120

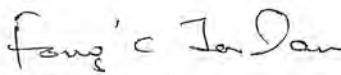
① **OLD REPUBLIC TITLE**
5708 NW 135th Ste A
Oklahoma City, OK 73142

TAXES TO:
SAME

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

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, their 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.

Signed and delivered this **10th** day of **April, 2026**.



FONG C JORDAN

STATE OF OKLAHOMA }
 }
COUNTY OF OKLAHOMA }
 }

This instrument was acknowledged before me on this **10th** day of **April, 2026**, by **FONG C JORDAN**, a single person.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public/Or Other Official

Deed presented for filing by: **Old Republic Title Company of Oklahoma**
File# **26319704**
Underwriter: **American Guaranty Title Insurance Company**



MM26319704 CP 3/22 Doc \$210

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

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

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)
 TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned DANIEL ADAMS

(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 MEMBER/MANAGER (role, such as titled officer or trustee) of KAKARIKO VILLAGE SERIES 002, A Separate Series of KAKARIKO VILLAGE SERIES LLC (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 or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) 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 60 O.S. § 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 citizens(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.

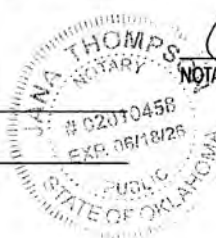
FURTHER AFFIANT SAYETH NOT.

Daniel Adams
 AFFIANT, individually and as authorized agent of the Entity

Date

4/10/26

The foregoing instrument was subscribed and sworn to before me this 10th day of APRIL
 2026, by DANIEL ADAMS.

My Commission Expires: 06/18/2026My Commission Number: 02010458

Jana Thompson
 NOTARY PUBLIC

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

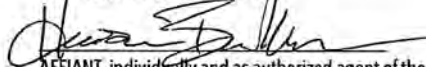
Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)
)
) ss.
 COUNTY OF OKLAHOMA)
 TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned HARRISON BARBARICK
 (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 MEMBER/MANAGER (role, such as titled officer or trustee) of KAKARIKO VILLAGE SERIES 002, A Separate Series of KAKARIKO VILLAGE SERIES LLC (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.
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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 60 O.S. § 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 citizens(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

4/10/26
 Date

The foregoing instrument was subscribed and sworn to before me this 10th day of APRIL,
 2026, by HARRISON BARBARICK.

My Commission Expires: 06/18/2026
 My Commission Number: 02010458



EXHIBIT A

Legal Description – 1210 NW 30th St.

Lots Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R050058100** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

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

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

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

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the ~~duty~~ ~~elected~~, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300ft report radius

filed in the office of the County Assessor
on the 7th day of May, 2026

Given under my hand and official seal this
7th day of May, 2026

County Assessor
Anthony L. Deputy

**Oklahoma County Assessor's
300ft Radius Report
5/7/2026**

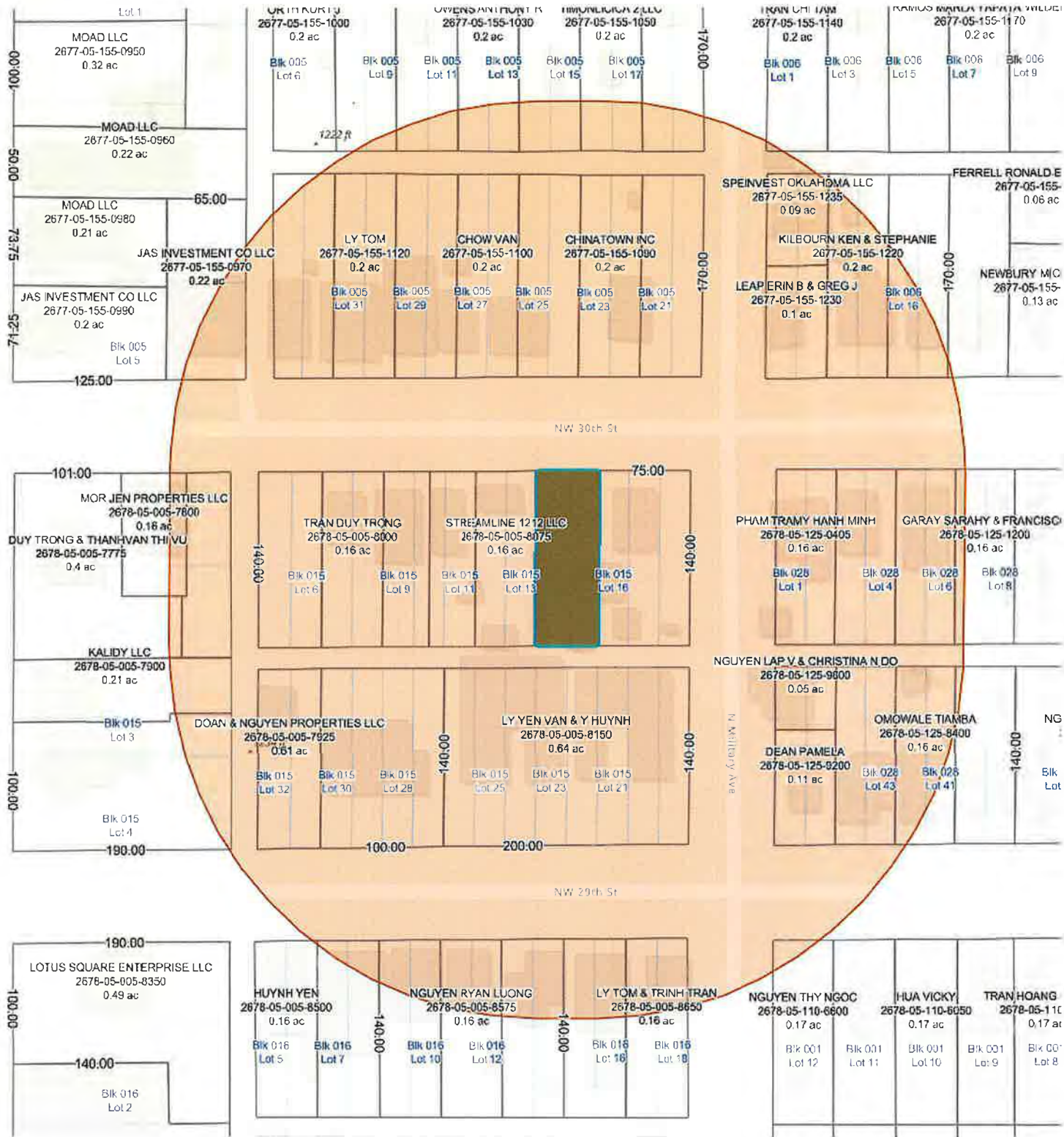
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R050058075	STREAMLINE 1212 LLC			10913 ROCK RIDGE RD	OKLAHOMA CITY	OK	73120	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 12 & 13	1212 NW 30TH ST OKLAHOMA CITY
R050058100	KAKARIKO VILLAGE SERIES 002			3009 HICKORY STICK RD	OKLAHOMA CITY	OK	73120-6005	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 14 & 15	1210 NW 30TH ST OKLAHOMA CITY
R050058125	CARRASCO JUAN ROBERTO JR & RAQUEL			1200 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 16 17 & 18	1200 NW 30TH ST OKLAHOMA CITY
R050058150	LY YEN VAN & Y HUYNH			10233 BRADFORD WAY	YUKON	OK	73099-7553	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 19 THRU 26	1201 NW 29TH ST OKLAHOMA CITY
R050058050	NGUYEN HUNG VAN	NGUYEN TIFFANY HOA		1214 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 E 1/2 OF LOT 10 ALL LOT 11	1214 NW 30TH ST OKLAHOMA CITY
R051551090	CHINATOWN INC			2009 CATALINA DR	EDMOND	OK	73013-8500	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 LOTS 22 & 23	
R051551095	CHINATOWN INC			2009 CATALINA DR	EDMOND	OK	73013-8500	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 LOTS 24 & 25	1209 NW 30TH ST OKLAHOMA CITY
R050058250	HUTTON MICHAEL K & MARY D			1221 NW 29TH ST	OKLAHOMA CITY	OK	73106-5415	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 27 THRU 30	1221 NW 29TH ST OKLAHOMA CITY
R051551100	CHOW VAN	CHOW YUK		4901 LARISSA LN	OKLAHOMA CITY	OK	73112	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 26 & 27	1215 NW 30TH ST OKLAHOMA CITY
R051551070	VIETNAMESE AMERICAN COMMUNITY	OF OKC & METROPOLITAN AREAS		1201 NW 30TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 20 & 21	1201 NW 30TH ST OKLAHOMA CITY
R050058025	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST		10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOT 9 & W 1/2 OF LOT 10	1218 NW 30TH ST OKLAHOMA CITY
R051551110	LY TOM	HUYNH YEN		1220 NW 29TH ST	OKLAHOMA CITY	OK	73106	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 28 & 29	1217 NW 30TH ST OKLAHOMA CITY
R050058000	TRAN DUY TRONG	VUTRAN THANHVAN T		1400 SW 134TH TER	OKLAHOMA CITY	OK	73170	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 7 & 8	1220 NW 30TH ST OKLAHOMA CITY
R051551120	LY TOM	HUYNH YEN		1220 NW 29TH ST	OKLAHOMA CITY	OK	73106	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 30 & 31	1221 NW 30TH ST OKLAHOMA CITY
R051250405	PHAM TRAMY HANH MINH	DINH BRYAN TAI	DINH STEVEN TAN	1142 NW 30TH ST	OKLAHOMA CITY	OK	73118-5623	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 1 & 2	1142 NW 30TH ST OKLAHOMA CITY
R051259600	NGUYEN LAP V & CHRISTINA N DO			3615 NW 44TH ST	OKLAHOMA CITY	OK	73112-6169	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 N47FT LOTS 45 & 46	3010 N MILITARY AVE OKLAHOMA CITY
R051551230	LEAP ERIN B & GREG J			1143 NW 30TH ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	6	0	MILITARY PARK ADD 006 000 S91FT OF LOTS 19 & 20	1143 NW 30TH ST OKLAHOMA CITY
R051259200	DEAN PAMELA			1912 NW 42ND ST	OKLAHOMA CITY	OK	73118-2232	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 S93FT LOTS 45 & 46	1141 NW 29TH ST OKLAHOMA CITY
R050057975	JAS INVESTMENT CO LLC			3100 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
R050057925	DOAN & NGUYEN PROPERTIES LLC			3006 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-5424	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 3 & 4 EX N50FT OF W140FT LOT 3 & EX N40FT OF E50FT LOT 3 PLUS LOTS 31 & 32	1227 NW 29TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
5/7/2026**

R051551130	NGUYEN THO V & CINDY T LOVING TRUST			1712 NW 39TH ST	OKLAHOMA CITY	OK	73118-2608	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 32 & 33	1225 NW 30TH ST OKLAHOMA CITY
R051250400	VO HAK	TRAN XUAN THAO		1138 NW 30TH ST	OKLAHOMA CITY	OK	73118	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 3 & 4	1138 NW 30TH ST OKLAHOMA CITY
R051258800	OLIVERO TRA MY			8225 DAX DR	EDMOND	OK	73034	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 43 & 44	1139 NW 29TH ST OKLAHOMA CITY
R051551220	KILBOURN KEN & STEPHANIE			1137 NW 30TH ST	OKLAHOMA CITY	OK	73118-5647	MILITARY PARK ADD	6	0	MILITARY PARK ADD 006 000 LOTS 17 & 18	1137 NW 30TH ST OKLAHOMA CITY
R051551235	SPEINVEST OKLAHOMA LLC			1200 RIDGEWAY DR	MOORE	OK	73160-2643	MILITARY PARK ADD	6	0	MILITARY PARK ADD 006 000 N79FT OF LOTS 19 & 20	3104 N MILITARY AVE OKLAHOMA CITY
R050058625	DADK REV FAMILY TRUST			3520 MOULTRIE AVE	OKLAHOMA CITY	OK	73112-3363	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 15 & 16	1204 NW 29TH ST OKLAHOMA CITY
R050058600	NGUYEN DUC T	BUI CHI T		1208 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 13 & 14	1208 NW 29TH ST OKLAHOMA CITY
R050058650	LY TOM & TRINH TRAN			1220 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 17 & 18	1200 NW 29TH ST OKLAHOMA CITY
R050058575	NGUYEN RYAN LUONG			1214 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 11 & 12	1214 NW 29TH ST OKLAHOMA CITY
R051250800	TRUONG CINDY H	HUYNH YEN		1224 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 5 & 6	1134 NW 30TH ST OKLAHOMA CITY
R051258400	OMOWALE TIAMBA			1137 NW 29TH ST	OKLAHOMA CITY	OK	73106	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 41 & 42	1137 NW 29TH ST OKLAHOMA CITY
R051551210	NGUYEN LAP VAN			3615 NW 44TH ST	OKLAHOMA CITY	OK	73112	MILITARY PARK ADD	6	0	MILITARY PARK ADD 006 000 LOTS 15 & 16	1131 NW 30TH ST OKLAHOMA CITY
R050057825	JAS INVESTMENT CO LLC			3100 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-3806	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 E36FT LOT 1 & E36FT OF N25FT LOT 2 & E40FT OF S50FT LOT 2	1228 NW 30TH ST OKLAHOMA CITY
R050057900	KALIDY LLC			PO BOX 226	EDMOND	OK	73083	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 N50FT OF W140FT LOT 3 PLUS N40FT OF E50FT LOT 3 ALSO DESCRIBED AS BEG NW/C BLK 3 TH E190FT TO NE/C S40FT W50FT S10FT W140FT N50FT TO BEG	3010 N CLASSEN BLVD OKLAHOMA CITY
R051550970	JAS INVESTMENT CO LLC			3100 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-3806	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 E65FT LOTS 4 & 5	1231 NW 30TH ST OKLAHOMA CITY
R050058550	NGUYEN THANH K	NGUYEN KIM E		1042 E LONGHORN PL	CHANDLER	AZ	85286-1144	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 9 & 10	1216 NW 29TH ST OKLAHOMA CITY
R050057925	DOAN & NGUYEN PROPERTIES LLC			3006 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-5424	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 LOTS 3 & 4 EX N50FT OF W140FT LOT 3 & EX N40FT OF E50FT LOT 3 PLUS LOTS 31 & 32	1227 NW 29TH ST OKLAHOMA CITY
R051551050	TIMONLICICA 2 LLC			2705 SW 121ST CT	OKLAHOMA CITY	OK	73170-4753	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 16 & 17	1204 NW 31ST ST OKLAHOMA CITY
R051551040	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST		10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 14 & 15	1208 NW 31ST ST OKLAHOMA CITY
R051551030	OWENS ANTHONY R			1212 NW 31ST ST	OKLAHOMA CITY	OK	73118-5628	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 12 & 13	1212 NW 31ST ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
5/7/2026**

R051551060	MAY RANDAL	HOSKINS SARA		1200 NW 31ST ST	OKLAHOMA CITY	OK	73118	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 18 & 19	1200 NW 31ST ST OKLAHOMA CITY
R051551020	CLOUD NINE REAL ESTATES LLC			2506 NW 46TH ST	OKLAHOMA CITY	OK	73112	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 10 & 11	1216 NW 31ST ST OKLAHOMA CITY
R050058525	LY TOM & TRINH TRAN			1220 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 7 & 8	1220 NW 29TH ST OKLAHOMA CITY
R051106600	NGUYEN THY NGOC	NGUYEN DAVID VAN		1144 NW 29TH ST	OKLAHOMA CITY	OK	73106-5414	EDGE COURT SUB ADD	1	12	EDGE COURT SUB ADD 001 012	1144 NW 29TH ST OKLAHOMA CITY
R051551010	GHETTOBROOK LLC			1224 NW 31ST ST	OKLAHOMA CITY	OK	73118-5628	MILITARY PARK ADD	5	0	MILITARY PARK ADD 005 000 LOTS 8 & 9	1220 NW 31ST ST OKLAHOMA CITY
R050057800	MOR JEN PROPERTIES LLC	SILVER DAVID MARK & PEGGY ROARK		1234 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 W53FT OF E89FT LOT 1 & W53FT OF E89FT OF N25FT LOT 2	1234 NW 30TH ST OKLAHOMA CITY
R050057775	TRAN DUY TRONG & THANH VAN THI VU			1400 SW 134TH TER	OKLAHOMA CITY	OK	73170-5022	EPWORTH VIEW ADD	15	0	EPWORTH VIEW ADD 015 000 W101FT OF LOT 1 & N25FT OF W101FT OF LOT 2 & W150FT OF S50FT OF LOT 2	3016 N CLASSEN BLVD OKLAHOMA CITY
R051251200	GARAY SARA HY & FRANCISCO			2511 SW 41ST ST	OKLAHOMA CITY	OK	73119	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 7 & 8	1132 NW 30TH ST OKLAHOMA CITY
R051551140	TRAN CHI TAM	HO THI THANH THAO		1142 NW 31ST ST	OKLAHOMA CITY	OK	73118-5661	MILITARY PARK ADD	6	0	MILITARY PARK ADD 006 000 LOTS 1 & 2	1142 NW 31ST ST OKLAHOMA CITY
R051258000	LIN MONICA			5005 NW 152ND ST	EDMOND	OK	73013-9686	ADAMS SUB ADDITION	28	0	ADAMS SUB ADDITION 028 000 LOTS 39 & 40	1135 NW 29TH ST OKLAHOMA CITY
R051551200	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST		10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	MILITARY PARK ADD	6	0	MILITARY PARK ADD 006 000 LOTS 13 & 14	1129 NW 30TH ST OKLAHOMA CITY
R050058500	HUYNH YEN			1224 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416	EPWORTH VIEW ADD	16	0	EPWORTH VIEW ADD 016 000 LOTS 5 & 6	1224 NW 29TH ST OKLAHOMA CITY



Streamline 1212, LLC
10913 Rock Ridge Rd.
Oklahoma City, OK 73120

Van L Yen and Y Huynh
10233 Bradford Way
Yukon, OK 73099

Michael K. and Mary D. Hutton
1221 NW 29th Street
Oklahoma City, OK 73106-5415

Samir & Najaya Khalil, Trs.
Khalil Family Rev Trust
10504 Whitechapel St.
Oklahoma City, OK 73162

Minh Hang Tramy Pham
Bryan Tai Dinh & Steven T. Dinh
1142 NW 30th st.
Oklahoma City, OK 73118-5623

Pamela Dean
1912 NW 42nd Street
Oklahoma City, OK 73118-2232

Kalidy LLC
PO Box 226
Edmond, OK 73083

Doan & Nguyen Properties, LLC
3006 N. Classen Blvd.
Oklahoma City, OK 73106-5424

Anthony R. Owens
1212 NW 31st. Street
Oklahoma City, OK 73118-5628

Tom Ly & Tran Trinh
1220 NW 29th St.
Oklahoma City, OK 73106-5416

Kakariko Village Series 002
3009 Hickory Stick Rd.
Oklahoma City, OK 73120-6005

Van Hung Nguyen and Tiffany
1214 NW 30th St.
Oklahoma City, OK 73118

Van and Yuk Chow
4901 Larissa Lane
Oklahoma City, OK 73112

Tom Ly and Huynh Yen
1220 NW 29th St.
Oklahoma City, OK 73106

Lap V Nguyen and Christina N. Do
3615 NW 44th st.
Oklahoma City, Ok 73112-6169

Jas Investment Co, LLC
3100 N. Classen Blvd.
Oklahoma City, OK 73118

Jas Investment Co, LLC
3100 N. Classen Blvd
Oklahoma City, OK 73118

Timonlicica 2, LLC
2705 SW 121st Ct.
Oklahoma City, OK 73170

Randal May & Sara Hoskins
1200 NW 31st Street
Oklahoma City, OK 73118

Thy N. & David V. Nguyen
1144 NW 29th St.
Oklahoma City, OK73106-5414

Roberto J Carrasco Jr and Raquel
1200 NW 30th Street
Oklahoma City, OK 73118-5625

Chinatown, Inc.
2009 Catalina Dr.
Edmond, OK 73013-8500

Vietnamese American Community
of OKC & Metro Areas
1201 NW 30th St.
Oklahoma city, OK 73118

Trong D. Tran
Thanhvant Butran
1400 SW 134th St.
Oklahoma City, OK 73170

Erin B and Greg J. Leap
1143 NW 30th St.
Oklahoma City, OK 73118

Doan & Nguyen Properties, LLC
3006 Classen Blvd.
Oklahoma City, OK 73106-5424

Thanh and Kim Nguyen
1042 E. Longhorn Pl.
Chandler, AZ 85286-1144

Samir & Najaya Khalil, Trs.
10504 Whitechapel St.
Oklahoma City, OK 73162-6962

Cloud Nine Real Estates, LLC
2506 NW 46th St.
Oklahoma City, OK 73112

Ghetobrook, LLC
1224 NW 31st. Str.
Oklahoma City, OK 73118-5628

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Jen Mor Properties, LLC
David Silver and Peggy Roark
1234 NW 30th St.
Oklahoma City, OK 73118-5625

Chi T. Tran and Thi Thanh Thao Ho
1142 NW 31st Street
Oklahoma City, OK 73118-5661

Yen Huynh
1224 NW 29th St.
Oklahoma City, OK 73106-5416

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Duy T Tran and Thanhvan T. Vu
1400 SW 134th St.
Oklahoma City, OK 73170-5022

Monica Lin
5005 NW 152nd St.
Edmond, OK 73013-9686

Pat: avery.com/patents

Sarahy & Francisco Garay
2511 SW 41st. St.
Oklahoma City, OK 73119

Samir & Najaya Khalil
Khalil Family Rev. Trust
10504 Whitechapel St.
Oklahoma City, OK 73162

Go to avery.com/templates
Use Avery Template 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

5160

AVERY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Kakariko Village Series 002

May 22, 2026

PREPARED BY:

COWAN GROUP Engineering
Greg J. Massey
7100 N. Classen Blvd., Suite 500
Oklahoma City, OK 73116
Offc: (405) 463-3369
Cell: (405) 808-1360
gmassey@cowangroup.co

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-3 District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8200.14 – Single Family Residential

8200.15 – Three and Four-Family Residential

8200.16 – Two-Family Residential

1.1 Minimum Lot Size: 7,000 square feet

1.2 Minimum Lot Width: Fifty (50) feet

2. **Maximum Building Height: 35 feet (2-Story)**

3. **Maximum Building Size: 3,000 square feet (footprint) per floor**

4. Maximum Number of Buildings: 2

5. Building Setback Lines:

North: 25 foot

South: 10 foot

East: 5 foot

West: 5 foot

Building separation shall conform to Building Code and Fire Code requirements.

6. Sight-proof Screening: A minimum 6 foot opaque fence/screen will be erected on the East, West and South sides of the property, and/or in accordance with the City Code.

7. Landscaping: Landscaping will be provided in accordance with the City's Landscape Ordinance.

8. Signs:

8.1 Free standing signs: One Freestanding Sign, a maximum of 5 ft. height by 8 ft. width (40sq.ft.) will be permitted along NW 30th Street for Development name and/or unit addresses.

8.2 Attached signs: Unit addresses, maximum 4 inch tall, shall be allowed on the structure

8.3 Off-Premise signs / Billboards: Not Allowed

8.4 Electronic Message Display signs: Not Allowed

9. Access: Access will be from NW 30th Street

10. Sidewalks: Sidewalk(s) will be provided along NW 30th Street

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, fiber cement paneling or other similar type finish. A

maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

3. Street Improvements: NW 30th Street is a developed 2-lane residential street

4. Site Lighting: Lighting will be restricted to Wall Packs on the structure, accent lights, or perimeter lighting of not more than 6 ft. height.

5. Dumpsters: Dumpster shall be screened from the Street and adjacent residents

6. Parking: 8 Parking Spaces will be provided for the 4-plex unit (4 in front/4 in back)

7. Maintenance: The property owner, landlord or management company shall be responsible for all property maintenance.

8. Drainage: Site was originally developed as Single Family Residence (demolished in 2022). Historic drainage patterns will remain relatively unchanged, with half the property draining North to NW 30th St., then East and the remainder draining South to the 10' alley, the East.

9. Other:

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Aerial Exhibit

Exhibit C: Site Plan

EXHIBIT A

Legal Description – 1210 NW 30th St.

Lots Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Project Location

1210 NW 30th St

NW 30th St

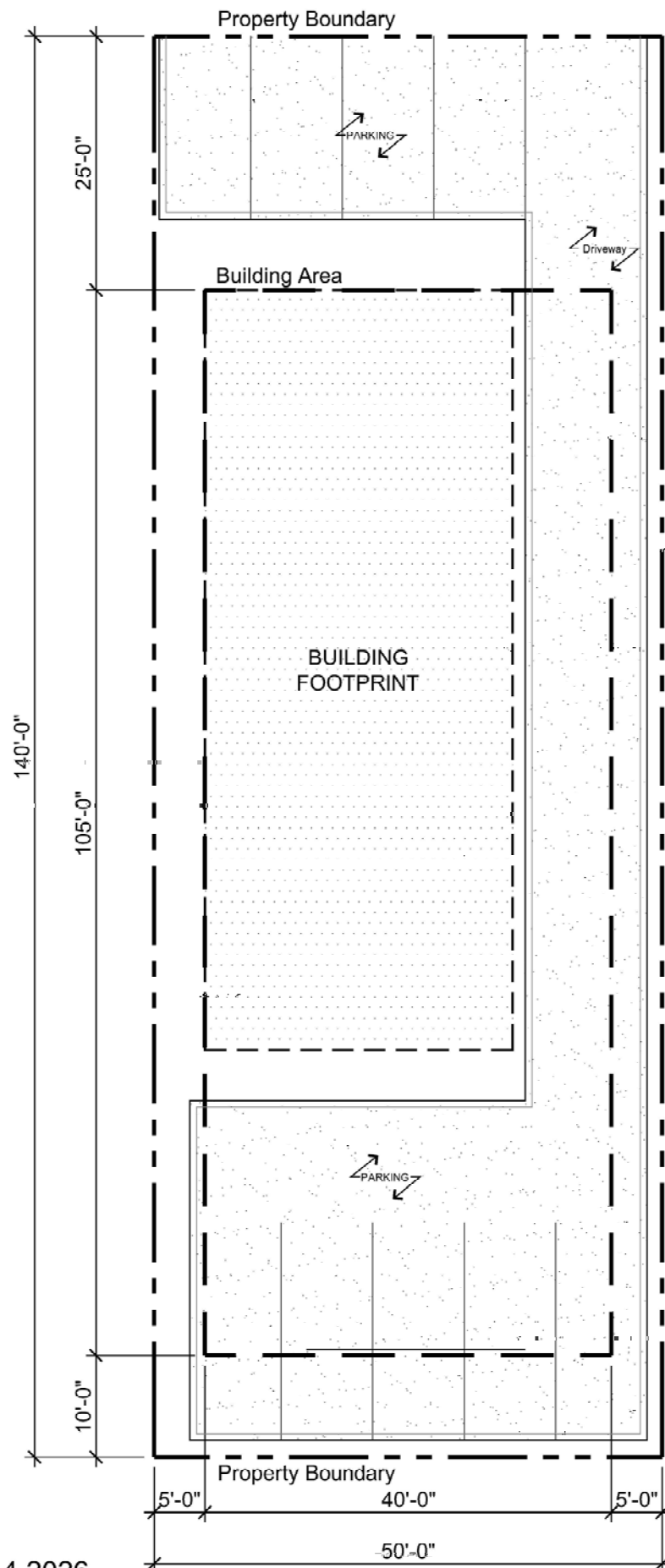
Apple Tree Child Care

N Military Ave

NW 29th St



EXHIBIT C



04.14.2026

PROPOSED SITE PLAN
1210 NW. 30th ST. OKC, OK

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1848	DANIEL ADAMS, KAKAIRO VILLAGE, LLC	3009 HICKORY STICK RE	OKLAHOMA CITY	OK	73120
SPUD-1848	CORRIDOR SOUTH NA	1137 NW 34TH ST	OKLAHOMA CITY	OK	73118
SPUD-1848	EPWORTH NA	1512 NW 29TH ST	OKLAHOMA CITY	OK	73106
SPUD-1848	MEMORIAL HEIGHTS NA	1115 NW 34TH ST	OKLAHOMA CITY	OK	73118
SPUD-1848	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1848	CARRASCO JUAN ROBERTO JR & RAQUEL	1200 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625
SPUD-1848	CHINATOWN INC	2009 CATALINA DR	EDMOND	OK	73013-8500
SPUD-1848	CHOW VAN, CHOW YUK	4901 LARISSA LN	OKLAHOMA CITY	OK	73112
SPUD-1848	CLOUD NINE REAL ESTATES LLC	2506 NW 46TH ST	OKLAHOMA CITY	OK	73112
SPUD-1848	DADK REV FAMILY TRUST	3520 MOULTRIE AVE	OKLAHOMA CITY	OK	73112-3363
SPUD-1848	DEAN PAMELA	1912 NW 42ND ST	OKLAHOMA CITY	OK	73118-2232
SPUD-1848	DOAN & NGUYEN PROPERTIES LLC	3006 N CLASSEN BLVD	OKLAHOMA CITY	OK	73106-5424
SPUD-1848	GARAY SARAHY & FRANCISCO	2511 SW 41ST ST	OKLAHOMA CITY	OK	73119
SPUD-1848	GHETTOBROOK LLC	1224 NW 31ST ST	OKLAHOMA CITY	OK	73118-5628
SPUD-1848	HUTTON MICHAEL K & MARY D	1221 NW 29TH ST	OKLAHOMA CITY	OK	73106-5415
SPUD-1848	HUYNH YEN	1224 NW 29TH ST	OKLAHOMA CITY	OK	73106
SPUD-1848	JAS INVESTMENT CO LLC	3100 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-3806
SPUD-1848	KAKARIKO VILLAGE SERIES 002	3009 HICKORY STICK RE	OKLAHOMA CITY	OK	73120-6005
SPUD-1848	KALIDY LLC	PO BOX 226	EDMOND	OK	73083
SPUD-1848	KHALIL SAMIR & NAJAYA TRS, KHALIL FAMILY REV TRUST	10504 WHITECHAPEL S	OKLAHOMA CITY	OK	73162-6962
SPUD-1848	KILBOURN KEN & STEPHANIE	1137 NW 30TH ST	OKLAHOMA CITY	OK	73118-5647
SPUD-1848	LEAP ERIN B & GREG J	1143 NW 30TH ST	OKLAHOMA CITY	OK	73118
SPUD-1848	LIN MONICA	5005 NW 152ND ST	EDMOND	OK	73013-9686
SPUD-1848	LY TOM, HUYN YEN	1220 NW 29TH ST	OKLAHOMA CITY	OK	73106
SPUD-1848	LY TOM & TRINH TRAN	1220 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416
SPUD-1848	LY YEN VAN & Y HUYNH	10233 BRADFORD WAY	YUKON	OK	73099-7553
SPUD-1848	MAY RANDAL, HOSKINS SARA	1200 NW 31ST ST	OKLAHOMA CITY	OK	73118
SPUD-1848	MOR JEN PROPERTIES LLC, SILVER DAVID MARK & PEGGY ROARK	1234 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625
SPUD-1848	NGUYEN DUC T, BUI CHI T	1208 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416
SPUD-1848	NGUYEN HUNG VAN, NGUYEN TIFFANY HOA	1214 NW 30TH ST	OKLAHOMA CITY	OK	73118-5625
SPUD-1848	NGUYEN LAP V & CHRISTINA N DO	3615 NW 44TH ST	OKLAHOMA CITY	OK	73112-6169
SPUD-1848	NGUYEN LAP VAN	3615 NW 44TH ST	OKLAHOMA CITY	OK	73112

SPUD-1848	NGUYEN RYAN LUONG	1214 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416
SPUD-1848	NGUYEN THANH K, NGUYEN KIM E	1042 E LONGHORN PL	CHANDLER	AZ	85286-1144
SPUD-1848	NGUYEN THO V & CINDY T LOVING TRUST	1712 NW 39TH ST	OKLAHOMA CITY	OK	73118-2608
SPUD-1848	NGUYEN THY NGOC, NGUYEN DAVID VAN	1144 NW 29TH ST	OKLAHOMA CITY	OK	73106-5414
SPUD-1848	OLIVERO TRA MY	8225 DAX DR	EDMOND	OK	73034
SPUD-1848	OMOWALE TIAMBA	1137 NW 29TH ST	OKLAHOMA CITY	OK	73106
SPUD-1848	OWENS ANTHONY R	1212 NW 31ST ST	OKLAHOMA CITY	OK	73118-5628
SPUD-1848	PHAM TRAMY HANH MINH, DINH BRYAN TAI, DINH STEVEN TAN	1142 NW 30TH ST	OKLAHOMA CITY	OK	73118-5623
SPUD-1848	SPEINVEST OKLAHOMA LLC	1200 RIDGEWAY DR	MOORE	OK	73160-2643
SPUD-1848	STREAMLINE 1212 LLC	10913 ROCK RIDGE RD	OKLAHOMA CITY	OK	73120
SPUD-1848	TIMONLICICA 2 LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170-4753
SPUD-1848	TRAN CHI TAM, HO THI THANH THAO	1142 NW 31ST ST	OKLAHOMA CITY	OK	73118-5661
SPUD-1848	TRAN DUY TRONG, VUTRAN THANHVAN T	1400 SW 134TH TER	OKLAHOMA CITY	OK	73170
SPUD-1848	TRAN DUY TRONG & THANHVAN THI VU	1400 SW 134TH TER	OKLAHOMA CITY	OK	73170-5022
SPUD-1848	TRUONG CINDY H, HUYNH YEN	1224 NW 29TH ST	OKLAHOMA CITY	OK	73106-5416
SPUD-1848	VIETNAMESE AMERICAN COMMUNITY OF OKC & METROPOLITAN AREAS	1201 NW 30TH ST	OKLAHOMA CITY	OK	73118
SPUD-1848	VO HAK, TRAN XUAN THAO	1138 NW 30TH ST	OKLAHOMA CITY	OK	73118

APPROVED

09-5-2026

BY THE CITY COUNCIL

Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1848

MASTER DESIGN STATEMENT FOR

Kakariko Village Series 002

May 22, 2026

July 02, 2026

July 30, 2026

PREPARED BY:

COWAN GROUP Engineering
Greg J. Massey
7100 N. Classen Blvd., Suite 500
Oklahoma City, OK 73116
Offc: (405) 463-3369
Cell: (405) 808-1360
gmassey@cowangroup.co

SPUD-1848 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-3 Medium Density 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:

8200.14 – Single Family Residential

8200.15 – Three and Four-Family Residential

8200.16 – Two-Family Residential

The maximum number of dwelling units allowed is four (4).

1.1 Minimum Lot Size: 7,000 square feet

1.2 Minimum Lot Width: Fifty (50) feet

2. **Maximum Building Height:** 35 feet (2-Story)

3. **Maximum Building Size:** 3,000 square feet (footprint) per floor

4. **Maximum Number of Buildings:** 2

5. **Building Setback Lines from SPUD boundaries:**

North: 25 foot

South: 10 foot

East: 5 foot

West: 5 foot

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** A minimum 6 foot opaque fence/screen will be erected on the East, West and South sides of the property, and/or in accordance with the City Code.

7. **Landscaping:** Landscaping will be provided in accordance with the City's Landscape Ordinance.

8. **Signs:** Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.

9. **Access:** Access will be from NW 30th Street and may be from single drive.

10. **Sidewalks:** 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 Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, fiber cement paneling or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. **Open Space:** Shall be in accordance with base zoning regulations.

3. **Street Improvements:** Not required.
4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.
6. **Parking:** The design of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that no more than one (1) parking space per dwelling shall be required and that parking lots shall be located behind the primary building.
7. **Maintenance:** The property owner, landlord or management company shall be responsible for all property maintenance.
8. **Drainage:** Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Aerial Exhibit

Exhibit C: Site Plan

SPUD-1848 EXHIBIT A - Legal Description

Lots Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

Project Location

1210 NW 30th St

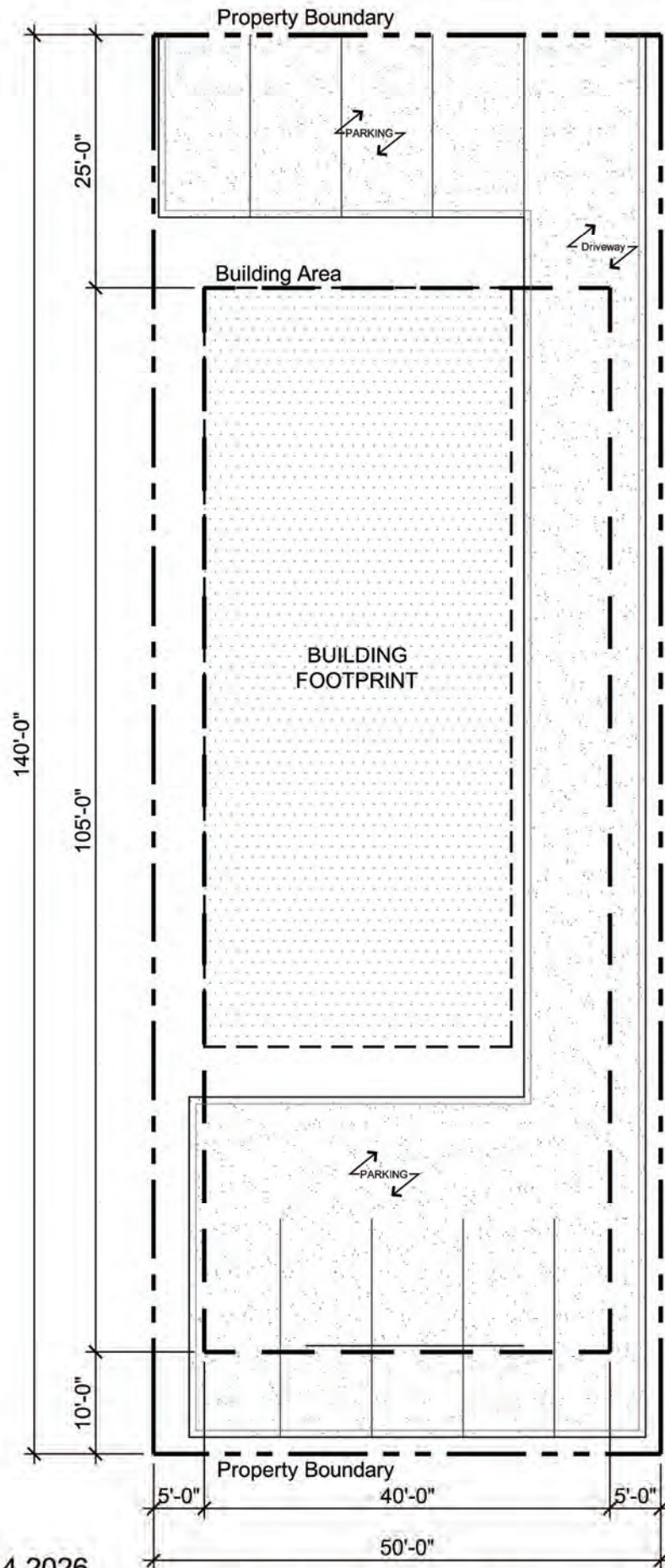
NW 30th St

Apple Tree Child Care

N Military Ave

NW 29th St





04.14.2026

PROPOSED SITE PLAN 1210 NW. 30th ST. OKC, OK

CASE NUMBER: SPUD-1848

This notice is to inform you that **Daniel Adams, Kakariko Village, LLC, on behalf of Kakariko Village Series 002**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1848 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 15, 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 Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

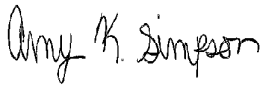
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 18th day of August 2026.

SEAL


Amy K. Simpson, City Clerk



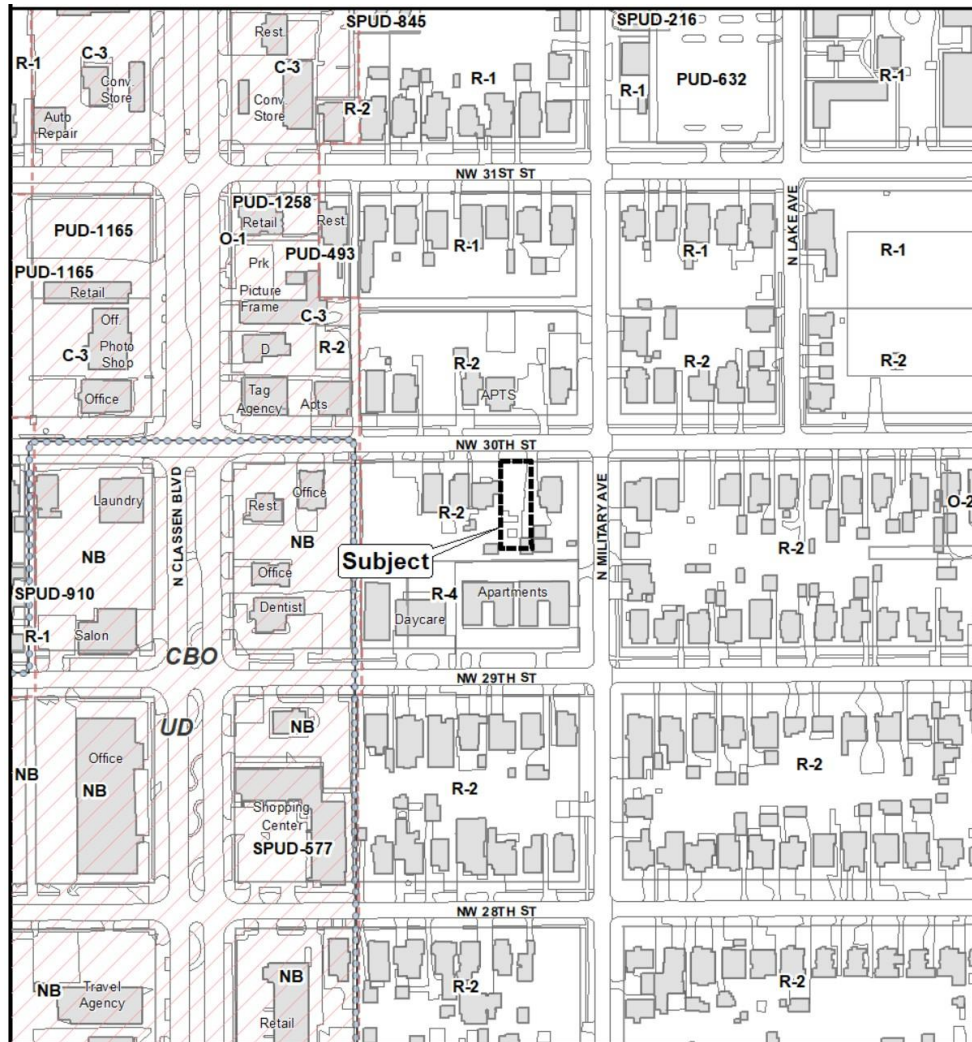
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1848

FROM: R-2 Medium-Low Density Residential District

TO: SPUD-1848 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1210 NW 30th Street



PROPOSED USE: The purpose of this application is to allow residential development, specifically a quadplex.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density 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

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1848

LOCATION: 1210 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-1848 Simplified Planned Unit Development District from R-2 Medium-Low Density Residential District. A public hearing will be held by the City Council on September 15, 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 Fourteen (14) and Fifteen (15), of Block Fifteen (15), in EPWORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow residential development, specifically a quadplex.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020).

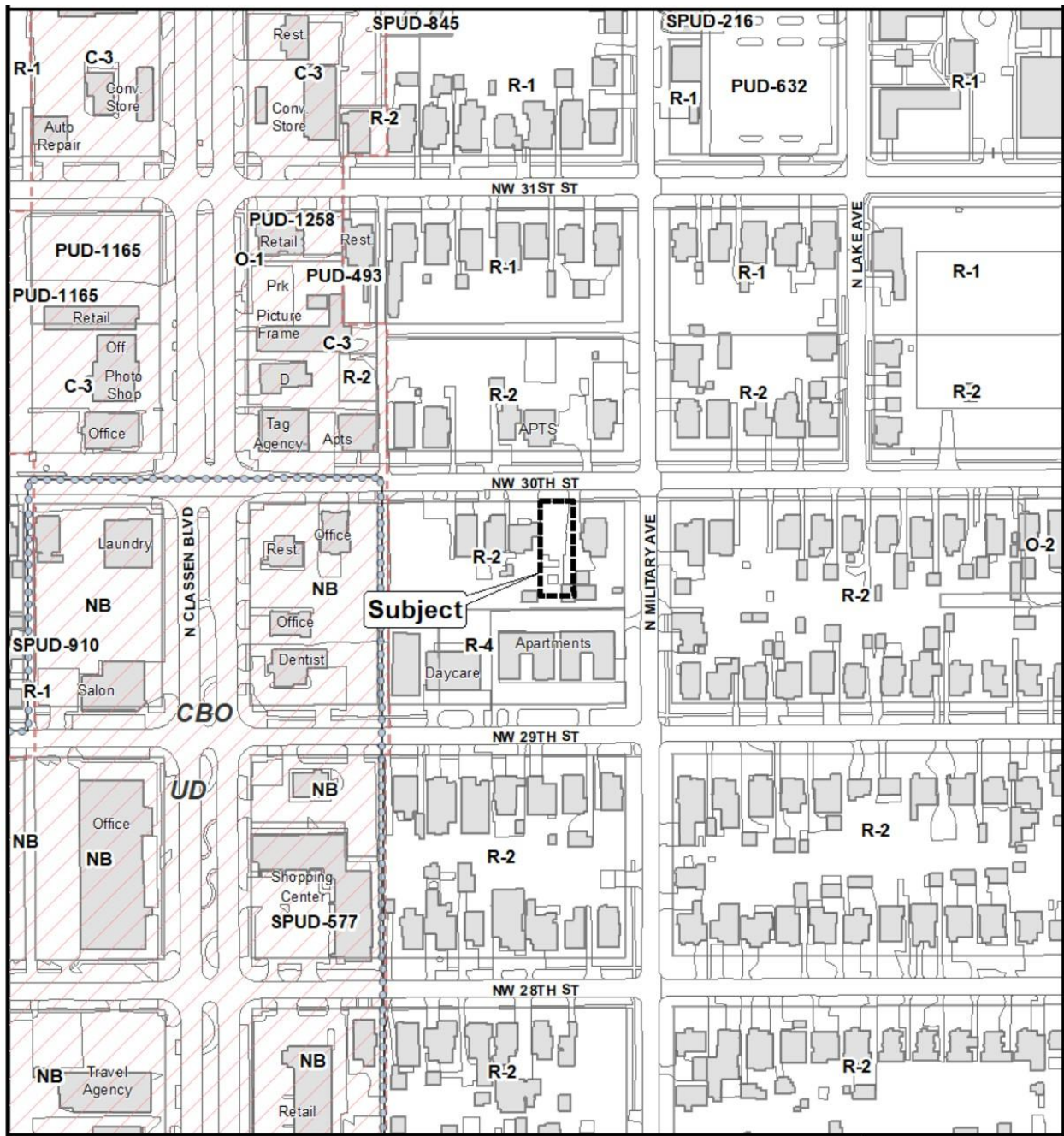
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 18th day of August 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
July 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:28 a.m. on July 17, 2026)

28. (SPUD-1848) Application by Kakariko Village Series 002 to rezone 1210 NW 30th Street from R-2 Medium-Low Density Residential District to SPUD-1848 Simplified Planned Unit Development District. Ward 2.

Technical Evaluation:

1. Specify in the Master Design Statement that the maximum number of dwelling units allowed is four (4).
2. One parking space per dwelling is required.
3. Parking lots shall be located behind the primary building.
4. Access to the rear parking area may be from a single drive.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY MILNER

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 23, 2026

Item No. IV. 28.

(SPUD-1848) Application by Kakariko Village Series 002 to rezone 1210 NW 30th Street from R-2 Medium-Low Density Residential District to SPUD-1848 Simplified Planned Unit Development District. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Daniel Adams
Kakariko Village, LLC
(405) 537-1848

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow quadplex development.

B. EXISTING CONDITIONS

- 1. Size of Site:** 0.16 Acres
- 2. School District:** Oklahoma City
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	R-2	R-2	R-2	R-4	R-2
Land Use	Undeveloped	Residential	Residential	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.

Comprehensive Plan Land Use Typology Layer: Urban Commercial (UC)

The Urban Commercial encourages the concentration of small-scale retail, office and service businesses in locations that serve as hubs for neighborhood and city-wide consumer activity. The UC designation applies to development within one block of the designated corridor. UC designates strategic areas where the creation or revitalization of a commercial district will drive revitalization and an increase in property value in surrounding neighborhoods. Office and multi-family residential uses are highly desirable within UC areas, as they generate market demand for retail, incorporate walkable environments and create synergies that encourage full utilization of land.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-3 Medium Density 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:

8200.14 – Single Family Residential

8200.15 – Three and Four-Family Residential

8200.16 – Two-Family Residential

1.1 Minimum Lot Size: 7,000 square feet

1.2 Minimum Lot Width: Fifty (50) feet

2. **Maximum Building Height:** 35 feet (2-Story)
3. **Maximum Building Size:** 3,000 square feet (footprint) per floor
4. **Maximum Number of Buildings:** 2
5. **Building Setback Lines from SPUD boundaries:**

North: 25 foot

South: 10 foot

East: 5 foot

West: 5 foot

Building separation shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** A minimum 6 foot opaque fence/screen will be erected on the East, West and South sides of the property, and/or in accordance with the City Code.
7. **Landscaping:** Landscaping will be provided in accordance with the City's Landscape Ordinance.
8. **Signs:** Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.
9. **Access:** Access will be from NW 30th Street.
10. **Sidewalks:** 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 Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, fiber cement paneling or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
2. **Open Space:** Shall be in accordance with base zoning regulations.
3. **Street Improvements:** Not required.
4. **Site Lighting:** Shall be provided and maintained in accordance with the Municipal Code, as amended, at the time of development.
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.
6. **Parking:** The design of all parking facilities in this SPUD shall be in accordance with the Municipal Code, as amended, at the time of development except that no more than eight (8) parking spaces shall be required.

7. **Maintenance:** The property owner, landlord or management company shall be responsible for all property maintenance.
8. **Drainage:** Development of this parcel shall comply with the Municipal Code drainage regulations, as amended, at the time of development.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Aerial Exhibit

Exhibit C: 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:** Public Works Director approval required for proposed 50-foot-wide driveway.
 - 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.
- 10) Amend Exhibit C Proposed Site Plan: The Proposed Site Plan should be revised such that the frontage of the property is not paved as a driveway. Maximum driveway width shall be 30'.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 6" 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.
10. Will be master metered

c. Wastewater Availability:

1. An existing 8" 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.
8. Will be master metered.

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.

Location:

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

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

The SPUD is requested for residential development with a modified R-3 base, which would allow up to one 4-plex on the 0.16-acre site, for a density of 25 du/acre. National, state, and local permitting require basic best management practices for stormwater management.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.

The SPUD proposes retaining access from the existing driveway on NW 30th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on the subject site. The SPUD proposes utilizing the base R-3 District regulations for any changes to pedestrian connectivity.

- 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” is a potential compatibility issue 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 the following minimum setbacks: 25 feet to the north, 10 feet to the south, 5 feet to the east and 5 feet to the west. Building height will be limited to 35 feet and 2 stories. There shall be a maximum number of 2 buildings with a maximum building size of 3,000 square feet per floor.*

- 3) **Service Efficiency:**

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

- 4) **Transportation System:** This site is located along the south side of NW 30th Street, a Minor Connector Street in the Urban Medium LUTA. The nearest transit (bus) service is located west of the site on North Classen Boulevard.

- 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)
- 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)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

6) Other Considerations: Historic Resources

The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, *preserveokc*, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The proposal for new development on the site has the potential to impact the character of the Military Park Historic District, listed for Determination of Eligibility in the National Register of Historic Places. The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. *Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, would be achieved by ensuring new development is consistent with development in the Military Park.*

b. Plan Conformance Considerations

The subject site is located along the south side of NW 30th Street, west of North Military Avenue. The site is currently zoned R-2 and is vacant. Land to the east and west is zoned R-2 and developed with single-family housing. To the south is multi-family housing zoned R-4.

The SPUD is requested for residential development with a modified R-3 base to allow a 4-plex. Staff's interpretation is that up to one 4-plex would be allowed on the 7,000 square foot site, but this should be specified in the SPUD. Proposed setbacks are 25 feet to the north (front), 10 feet to the south, and 5 feet on the sides. Access will be provided via one driveway on NW 30th Street. The conceptual plan shows 8 parking spaces, with 4 in the front and 4 in the back. Staff does not support front yard parking, and maneuvering onto NW 30th Street should not be allowed. Staff would support a reduced parking requirement and reduced driveway width in order to provide parking to the rear.

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. Specify in the Master Design Statement that the maximum number of dwelling units allowed is four (4).
2. One parking space per dwelling is required.
3. Parking lots shall be located behind the primary building.
4. Access to the rear parking area may be from a single drive.

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.

taj

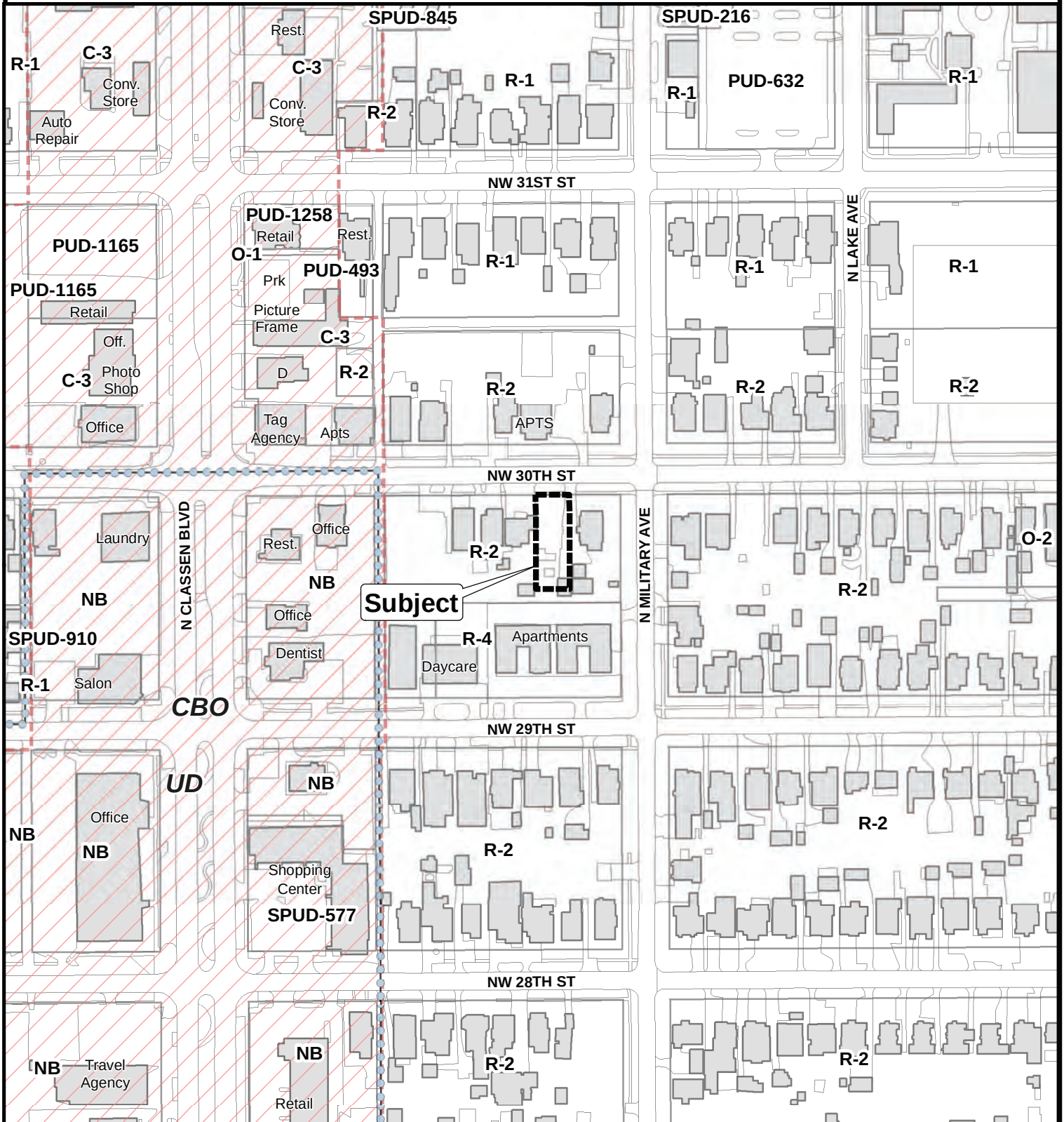
Case No: SPUD-1848

Applicant: Kakariko Village Series 002,

A Separate Series of Kakariko Village Series, LLC

Existing Zoning: R-2

Location: 1210 NW 30th St.



Note: "Subject" is located approximately 2,641' South of NW 36th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet

EXHIBIT B

Project Location

1210 NW 30th St

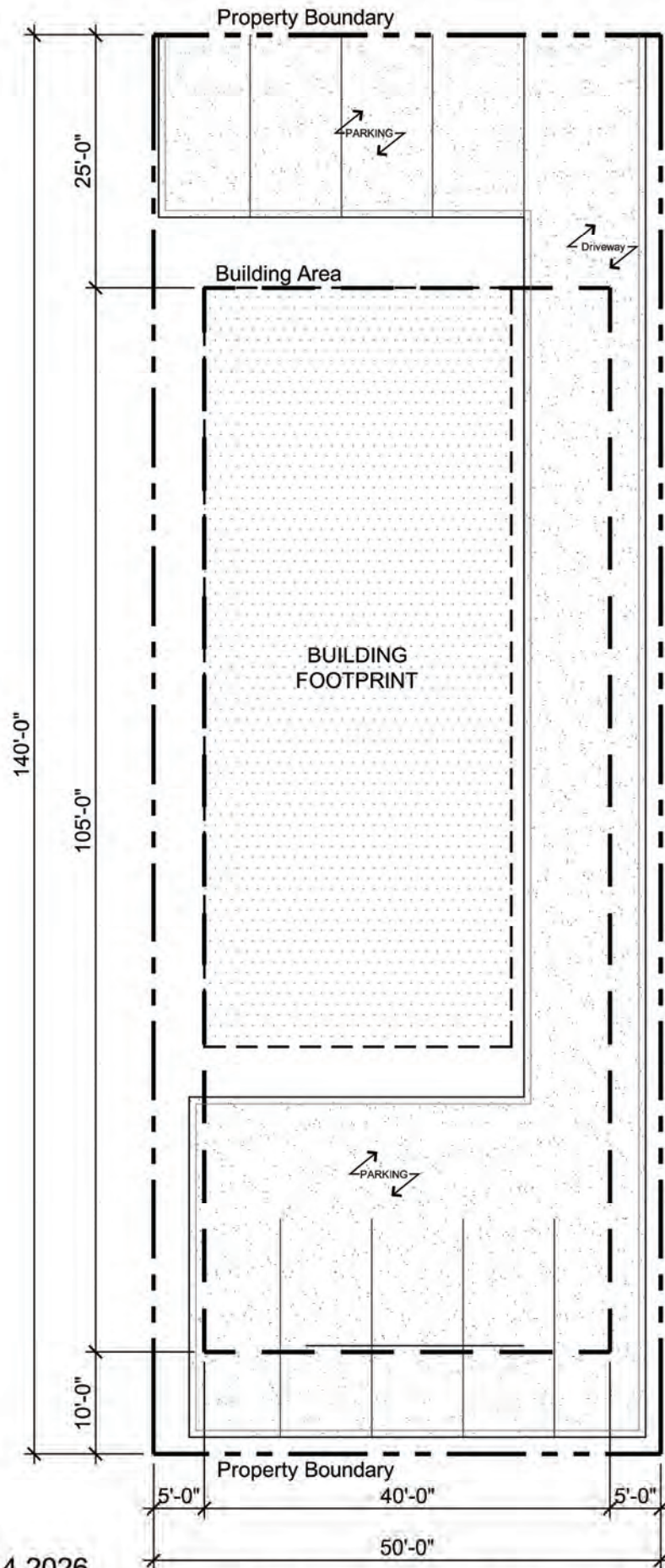
NW 30th St

Apple Tree Child Care

N Military Ave

NW 29th St





04.14.2026

PROPOSED SITE PLAN
1210 NW. 30th ST. OKC, OK

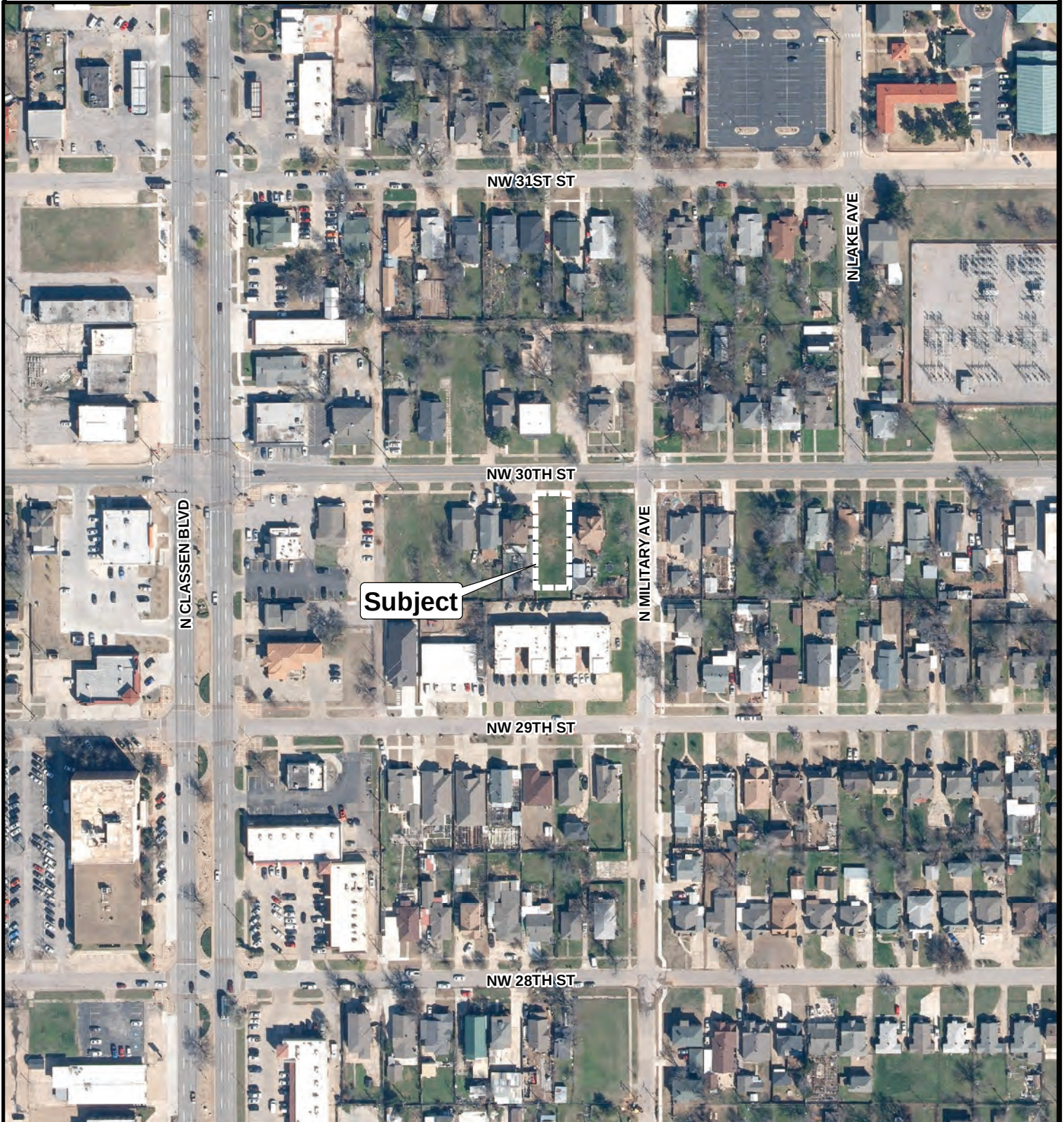
Case No: SPUD-1848

Applicant: Kakariko Village Series 002,

A Separate Series of Kakariko Village Series, LLC

Existing Zoning: R-2

Location: 1210 NW 30th St.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 2,641' South of NW 36th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

