



## **The Planning & Zoning Resource Company**

1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108  
Telephone (405) 840-4344 • Fax (405) 840-2608

# ZONING AND SITE REQUIREMENTS SUMMARY

***PZR REPORT***® FOR:

**PETRO GAS STATION  
100 ABC DRIVE  
OKLAHOMA CITY, OKLAHOMA**

Prepared For:

**CAPITAL LENDING, INC.**

Date: Final – 11/22/2014

PZR SITE NUMBER: 12345-1

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## ZONING AND SITE REQUIREMENTS SUMMARY

### I. Existing Land Use and Zoning

1. Jurisdiction:	<i>City of Oklahoma City, OK</i>
2. Existing Zoning Designation:	<i>"C3" Highway Business District</i>
Abutting Zones:	<i>"RF" Rural Farm District to the North and South "C3" to the East and West</i>
3. Existing Land Use:	<i>Automobile Station with Convenience Store</i>
<b><i>Is The Existing Use Permitted?</i></b>	<b><i>Yes, as a Permitted Use by Right</i></b>

### II. Property Specification

<b>1. Building Set-Back Lines</b>	
a. Front/Rear:	<i>35 Feet</i>
b. Side	<i>None Required</i>
<b>2. Building Size</b>	
a. Maximum Building Height or Stories:	<i>35 Feet or 2 Stories</i>
b. Building Site Area Requirements:	<i>Minimum Lot Size: None Required Minimum Lot Width: None Required</i>
<b>3. Density</b>	
a. Building Density Formula:	<i>None Required</i>
<b>4. Parking</b>	
a. Parking Space Formula:	<i>Restaurants, drive-in: Parking Spaces equivalent to five (5) times the floor space in the main building</i>

### III. Site History

1. Were any variances, special or conditional use permits granted? **No (See attached letter)**
2. Are there any outstanding zoning or building code violations on file? **No, according to Jimmy Gilbreath, Zoning Administrator, there are no unresolved zoning or building code violations/complaints at this time.” (See Attached Letter)**

### IV. Re-buildability

1. Rebuildability Clause: **According to Section 6-2-6 a. of the City of Oklahoma City’s Zoning Ordinance, “Except as specified in paragraph b. of this subsection, any non-conforming use which has been damaged by fire, wind, flood or other causes may be repaired and used as before if repairs are initiated in twelve (12) months and completed within two (2) years of such damage, unless such building or structure has been declared by the Building Inspector to have been damaged to an extent exceeding eighty percent (80%), future use of the building and site must come into conformance with the regulations for the district in which it is located.” (See attached for full text for informational purposes only.)**
2. Abandonment: **According to Section 6-2-5 f. of the City of Oklahoma City’s Zoning Ordinance, “When any non-conforming use of a building, structure or mobile homes or manufactured home is vacated for a continuous period in excess of one hundred eighty (180) days, the building, structure or mobile homes or manufactured home shall not thereafter be used except in conformance with the regulations of the district in which it is located” (See attached for full text for informational purposes only.)**

**Other Comments: No Additional Comments.**

**This report was prepared by Sheila Lyles. Questions may be directed to Sheila at 405.840.4344, Extension 3212 or by email to Sheila.lyles@pzs.com. Please reference PZR Site Number 12345-1.**