

**APPROVED**

04-08-2025

BY THE CITY COUNCIL  
*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1707**

**MASTER DESIGN STATEMENT FOR**

*S. Meridian Ave. & Hwy 270 (I-40)*

**December 30, 2024**

**February 6, 2025**

**February 14, 2025**

**PREPARED BY:**

BOX LAW GROUP, PLLC

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## **SPUD-1707 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 **C-3 Community Commercial District for non-residential use(s), and R-4 general Residential District for Residential use(s)** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

**In addition to all C-3 uses, the following use(s) shall also be permitted on this site:**

8200.12      Multiple-Family Residential [limited to 144 dwelling units]

2. **Maximum Building Height:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

3. **Maximum Building Size:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

**4. Maximum Number of Buildings:**

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

**5. Building Setback Lines**

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

There shall be no minimum lot width/street frontage requirement.

**6. Sight-Proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district shall apply.

**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.

**8. Signs:**

**8.1 Freestanding Signs**

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

**8.2 Attached Signs**

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

**8.3 Off-Premise Signs**

Off-Premise signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**

Access may be taken from S. Meridian Ave., subject to Common Access agreements filed of record. Access will not be allowed from the W I-40 off-ramp.

**10. Sidewalks**

Sidewalks shall not be required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**

The existing structure shall be permitted to remain and deemed to conform to applicable zoning regulations. In the event of a new structure, the following shall apply: 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% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Open space requirements shall be in accordance with the base zoning district.

**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 50 feet from all property lines adjacent to residential zoning district or use.

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.

**7. Maintenance:**

Maintenance of the common areas 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-1707 Exhibit A - Legal Description

A part of the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence South 00°06'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet; Thence South 89°50'46" East a distance of 537.86 feet; Thence South 00°06'46" East a distance of 384.73 feet to the Point or Place of Beginning; Thence continuing South 00°06'46" East a distance of 12.86 feet; Thence South 89°48'46" East a distance of 298.81 feet; Thence South 00°06'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40; Thence North 79°14'14" West along said North right-of-way line a distance of 582.12 feet; Thence North 00°06'46" West a distance of 190.49 feet; Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

PLAT OF SURVEY  
A part of the Northwest Quarter of Section 2, T. 11 N., R. 4 W., I.M.  
Oklahoma City, Oklahoma County, Oklahoma

Surveyor's Certificate

To: First American Title Insurance Company  
204 S. Meridian, L.L.C.  
Oklahoma City, Oklahoma

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.3-A, 1.6, 1.8.5, 1.10, 1.16, 1.8 of Table A thereof. The field work was completed on 7 January 2014.

Date of Plat or Map: 8 January 2014  
Date Revised: 13 January 2014  
Date Signed: 13 January 2014

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
Expires: 8-30-2015  
2125 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3472



Legal Description

A part of the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter (NW/4), Thence South 00°00'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet; Thence South 89°50'46" East a distance of 377.86 feet; Thence South 00°00'46" East a distance of 354.73 feet to the Point or Place of Beginning; Thence continuing South 00°00'46" East a distance of 12.86 feet; Thence South 89°50'46" East a distance of 288.61 feet; Thence South 00°00'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40; Thence North 79°14'14" West along said North right-of-way line a distance of 562.12 feet; Thence North 00°00'46" West a distance of 190.49 feet; Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

TOGETHER with an Easement for ingress and egress as established in Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5063, Page 1438 and Corrected Agreements for a Common Driveway Easement recorded in Book 5074, Page 1953.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, file commitment number 1878002-CK11 dated October 23, 2013.

Land Area

136,205.913 Square feet or 3.127 Acres, more or less.

Flood Zone Information

In graphic setting, the Flood Zone is located in Flood Zone "F" Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with average areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood) as shown on Flood Insurance Rate Map, Panel Number 40160C020H with an effective date of December 18, 2009, which is the current map for this area.

Schedule B Items

The items listed below are the items as listed in First American Title Insurance Company commitment for title insurance, file commitment number 1878002-CK11 dated October 23, 2013.

4. Dedication of Street Right of Way in favor of the Public, recorded in Book 3711, Page 184 and Revocation of Dedication, recorded in Book 4205, Page 1199. DOES NOT AFFECT THE DESCRIBED TRACT.
5. Easement in favor of the City of Oklahoma City recorded in Book 3792, Page 458. AFFECTS AS SHOWN.
6. Conveyed filed November 1, 1983, recorded in Book 5082, Page 1914. NOT A SURVEY MATTER.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 3325, Page 1764. AFFECTS AS SHOWN.
8. Covenant and Restrictions recorded in Book 3649, Page 214. RESTRICTIONS EXPIRED IN 1989.
9. Report of Commissioners No. 130177 recorded in Book 1714, Page 451. DOES NOT AFFECT THE DESCRIBED TRACT.
10. Easement Agreement by and between S & A Restaurant Corp. and Steak and Ale Oklahoma City NO.1 and Campbell Holdings, recorded in Book 5002, Page 1370. DOES NOT AFFECT THE DESCRIBED TRACT.
11. Days Inns Worldwide, Inc. Declaration of License Agreement by and between Days Inns Worldwide Inc. and Scottish Inn Partnership, recorded in Book 8247, Page 1505. NOT A SURVEY MATTER.
12. With respect to the easement rights insured hereunder such rights being subject to: (i) easements and rights-of-way of record; (ii) any state of facts as would be disclosed by an accurate survey and inspection of the premises over which such easements exist; and (iii) terms and conditions set forth in the instruments creating said estates. NOT A SURVEY MATTER.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the schedule B items shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined of the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Before-You-Dig 405-840-5632.

General Notes

The basis for the bearings shown on the attached Plat of Survey, are based upon the West Line of the Northwest Quarter of Section 2, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being a 5,000'± bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by the Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

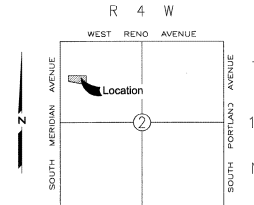
At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, dump or sanitary landfill.

Exhibit B

Northwest Corner Section 2, T. 11 N., R. 4 W., I.M.  
Railroad Spike Found in Place as per references filed  
with Oklahoma Department of Land  
POINT OF COMMENCEMENT

W. RENO AVENUE

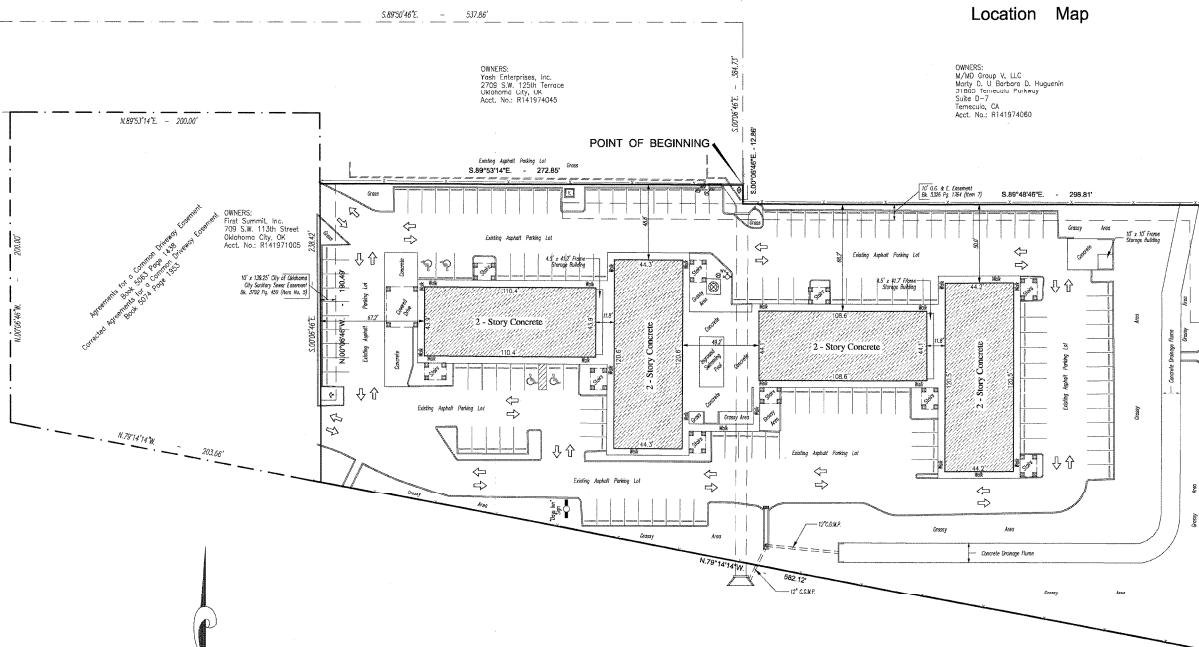


Location Map

OWNERS:  
Vann Enterprises, Inc.  
2708 S.W. 125th Terrace  
Lawtonville, OK 74001  
Acct. No.: R141974043

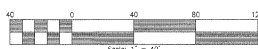
OWNERS:  
W/NO Group V, LLC  
Marty D. J. Barbara D. Huguenin  
31810 S. Highway 100  
Suite 0-7  
Tomball, TX 77455  
Acct. No.: R141974080

POINT OF BEGINNING



Legend

- Fence Line
- 2' x 2' x 2' Support Column
- Fire Hydrant
- Water Valve
- Sanitary Sewer Manhole
- Oklahoma Natural Gas Company Natural Gas Meter
- Traffic Direction Arrow
- O.G. & E. Transformer Box



INTERSTATE HIGHWAY NUMBER 40

Surveyed and Plat by:  
**James S. Yager**  
Licensed Professional Land Surveyor  
Certificate of Authorization Number 2778 Expires: 8-30-2015  
2125 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3472/Fax: 405-737-4215  
File Name: C:\DAYS INN 140 MERIDIAN\2014 ALTA.DWG  
Date of Survey: 7 January 2014  
Date of Revision: 1-13-14  
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