

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1411

MASTER DESIGN STATEMENT FOR

11436 Burning Oaks Rd.

April 7, 2022
May 19, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
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SPUD-1411 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 **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All AA residential uses shall be permitted on this site and in addition, the following uses shall be permitted by right.

8200.14 Single-Family Residential [no more than two dwelling units shall be permitted within this SPUD.]

2. **Maximum Building Height:**

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

3. **Maximum Building Size:**

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

Accessory buildings shall be a maximum square footage of 2,400 square feet.

4. Maximum Number of Buildings:

Each lot shall be permitted one dwelling unit and one accessory building.

5. Density

The minimum lot size shall be 2.25 acres.

6. Building Setback Lines

Front: As Platted

Sides: 25 feet

Rear: 25 Feet

7. Sight-proof Screening:

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

8. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9. Signs:

8.1 Free standing accessory 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 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display signs

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

10. Access:

Access to the property shall be taken from Burning Oaks Rd.

11. Sidewalks

Sidewalks shall not be required in this SPUD.

II. Other Development Regulations:

1. Architecture:

For dwelling units: 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 shall be permitted for accessory structures.

2. Open Space:

Open space requirements shall be regulated by 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:

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. 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: Site Plan

EXHIBIT A

LEGAL DESCRIPTION - TRACT 1

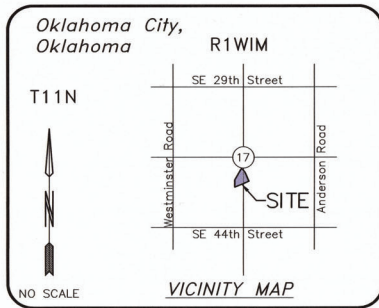
A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY (S 30°00'00" W) A DISTANCE OF 488.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE SOUTH (S 00°00'00" E) ALONG THE WEST BOUNDARY OF SAID LOT 4 A DISTANCE OF 164.05 FEET, THENCE NORTHEASTERLY (N 47°57'06" E) A DISTANCE OF 559.71 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 4, THENCE NORTHWESTERLY (N 22°55'16" W) A DISTANCE OF 36.54 FEET, THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 373.84 FEET, A CHORD DIRECTION OF N 41°27'37" W, A CHORD LENGTH OF 237.73 FEET, AND AN ARC LENGTH OF 241.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.31 ACRES.

LEGAL DESCRIPTION - TRACT 2

A TRACT OF LAND SITUATED IN LOT FOUR (4), BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY (S 67°04'44" W) A DISTANCE OF 569.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH (N 00°00'00" E) ALONG THE WEST BOUNDARY OF SAID LOT 4 A DISTANCE OF 103.22 FEET, THENCE NORTHEASTERLY (N 47°57'06" E) A DISTANCE OF 559.71 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 4, THENCE SOUTHEASTERLY (S 22°55'16" E) A DISTANCE OF 278.46 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.31 ACRES.



LEGEND

- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
- MONUMENT FOUND
- SUBJECT PROPERTY
- PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - CHAIN LINK FENCE
- - - WOODEN FENCE
- - - WROUGHT IRON FENCE
- - - UNDERGROUND TELEPHONE LINE
- - - STORM SEWER LINE
- - - ASPHALT
- - - CONCRETE
- (00°00'00") PLATTED DATUM
- [E7] ELECTRIC TRANSFORMER
- [TP] TELEPHONE PEDESTAL
- [S] SIGN

LEGAL DESCRIPTION - TRACT 1

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POSSIBLE ENCROACHMENTS

- [A] AN UNDERGROUND TELEPHONE LINE (AS MARKED) AND TWO TELEPHONE PEDESTALS LIES 2.9 FEET WEST OF THE RIGHT-OF-WAY ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.
- [B] A WOODEN POST AND RAIL FENCE LIES 2.3 FEET SOUTH OF THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY.
- [C] A CHAIN LINK FENCE LIES 2.1 FEET SOUTH OF THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY.
- [D] A CHAIN LINK FENCE LIES 0.7 FEET WEST OF THE WEST BOUNDARY OF THE SUBJECT PROPERTY.
- [E] A TELEPHONE PEDESTAL LIES 26.1 FEET WEST OF THE RIGHT-OF-WAY ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.
- [F] AN ELECTRIC TRANSFORMER LIES 19.7 FEET WEST OF THE RIGHT-OF-WAY ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.

BOUNDARY SURVEY

11436 BURNING OAKS ROAD

OKLAHOMA CITY, OKLAHOMA 73150

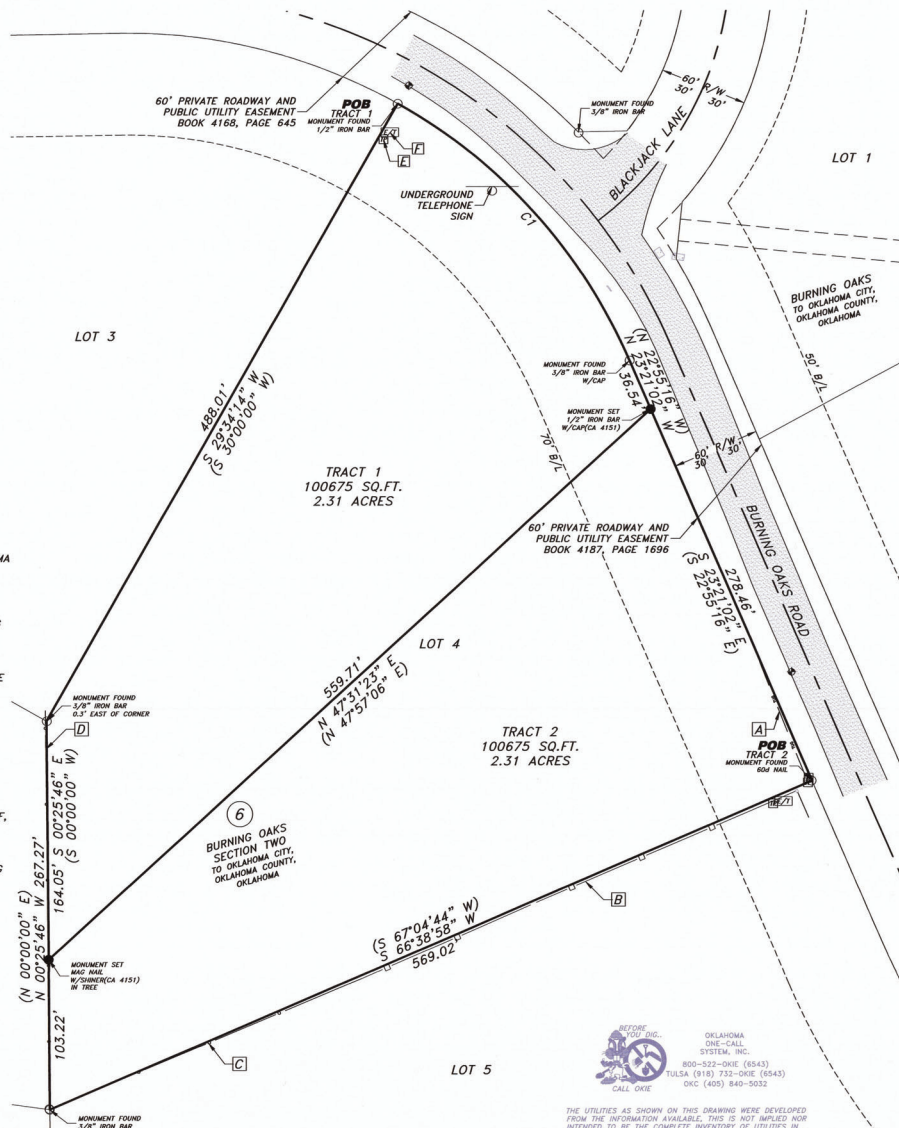
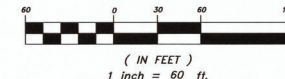


EXHIBIT B

DATUM INFORMATION

BEARINGS ARE ON
OKLAHOMA STATE PLANE
COORDINATE SYSTEM
OKLAHOMA NORTH ZONE DATUM
NAD 83, NAVD 88, U.S. FEET.
CONTROL MONUMENT DESIGNATION
ALLTERRA MAPPING PLANE
GRID NORTH IS (N 00°00'00" E).

GRAPHIC SCALE



Curve Table				
Curve #	Length	Radius	Chord	Chord Length
C1	241.93'	373.84'	N 41°53'23" W	(N 41°27'37" W) 237.73'

SUBJECT PROPERTY

LOT FOUR (4), IN BLOCK SIX (6), OF BURNING OAKS SECTION TWO, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYORS CERTIFICATE

TO: ZAFAR ALI, 665 CRESCENT CIRCLE, MIDWEST CITY, OK 73110

I, SPENCER JIVIDEN, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE 9TH DAY OF FEBRUARY, 2022, A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.

FEBRUARY 16, 2022

SPENCER JIVIDEN, O.L.S. 1904

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 16TH DAY OF FEBRUARY, 2022, PERSONALLY APPEARED SPENCER JIVIDEN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6/30/2025
MY COMMISSION NUMBER: 05006036

Courtney Ramey
NOTARY PUBLIC

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.



JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
3405 E. Memorial Road
Edmond, Oklahoma 73013
C.A. 4151 - Expire June 30, 2023

Office (405) 478-0772 Office (405) 25U-RVEY
Fax (405) 478-3272 (405) 278-7839

http://www.jacsurvey.com

VERIFY SCALE

0" 1" 2"
BAR IS ONE INCH ORIGINAL
DRAWING. IF NOT ONE INCH
ON THIS SHEET, ADJUST SCALES
ACCORDINGLY.

DATE DRAWN FEBRUARY 1, 2022
DRAWN BY R. WOODS
PROJECT NO. 143-21 - Burning Oaks Addition
DWG. NAME 143-21 - boundary.dwg

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