

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1548**  
**MASTER DESIGN STATEMENT**

**SUBMITTED ON BEHALF OF:**

DESMALCHI LLC  
Regarding the property located at  
1103 NW 11st Street  
Oklahoma City

**PREPARED BY:**

Crowe & Dunlevy, P.C.  
Drew A. Cunningham  
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Oklahoma City, OK 73102  
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# **SPUD-(1548) 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. 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** regulations (OKC Zoning Ordinance, 2020, as amended).

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

8200.14 Single-Family Residential, limited to one dwelling unit.

2. **Minimum Lot Size:** 4,000 square feet
3. **Maximum Building Height:** Per R-3 district regulations.
4. **Maximum Building Size:** Per R-3 district regulations.
5. **Maximum Number of Buildings:** Maximum number of buildings shall be one (1) primary structure.
6. **Building Setback Lines:** Per R-3 district regulations

7. **Sight-proof Screening:** Per R-3 district regulations
8. **Landscaping:** Landscaping shall meet all requirements of the City of Oklahoma city's Landscaping Ordinance in place at the time of development.
9. **Signs:**
  - 9.1 **Free standing accessory signs:** Shall be prohibited.
  - 9.2 **Attached signs:** Shall be prohibited.
  - 9.3 **Non-Accessory Signs:** Shall be prohibited.
  - 9.4 **Electronic Message Display signs:** Shall be prohibited.
10. **Access:** Access to the site shall be via one (1) driveway from NW 11<sup>th</sup> Street.

**Sidewalks:** Five-foot sidewalks shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

## **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, 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:** Per the Base Zoning Regulations
3. **Street Improvements:** NA
4. **Site Lighting:** The site lighting in this SPUD for the office development and the high density residential shall be in accordance with Chapter 59, Article XII, section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
5. **Dumpsters:** Dumpster shall be a minimum of 50 feet from any residential zone or use and/or on the west side of the proposed SPUD. Roll-off dumpsters shall be permitted during construction
6. **Parking:** The R-3 district regulations applicable to parking shall apply to this SPUD.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.

8. **Drainage:** The site's drainage systems shall comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Sight-proof Screening:** Sight-proof Screen Fence is required where the property is adjacent to residentially zoned property or use. No less than a six-foot and no greater than a eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood or any combination thereof and shall be solid and opaque.
10. **Common Areas:** Not applicable.

### III. **Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Surrounding Properties

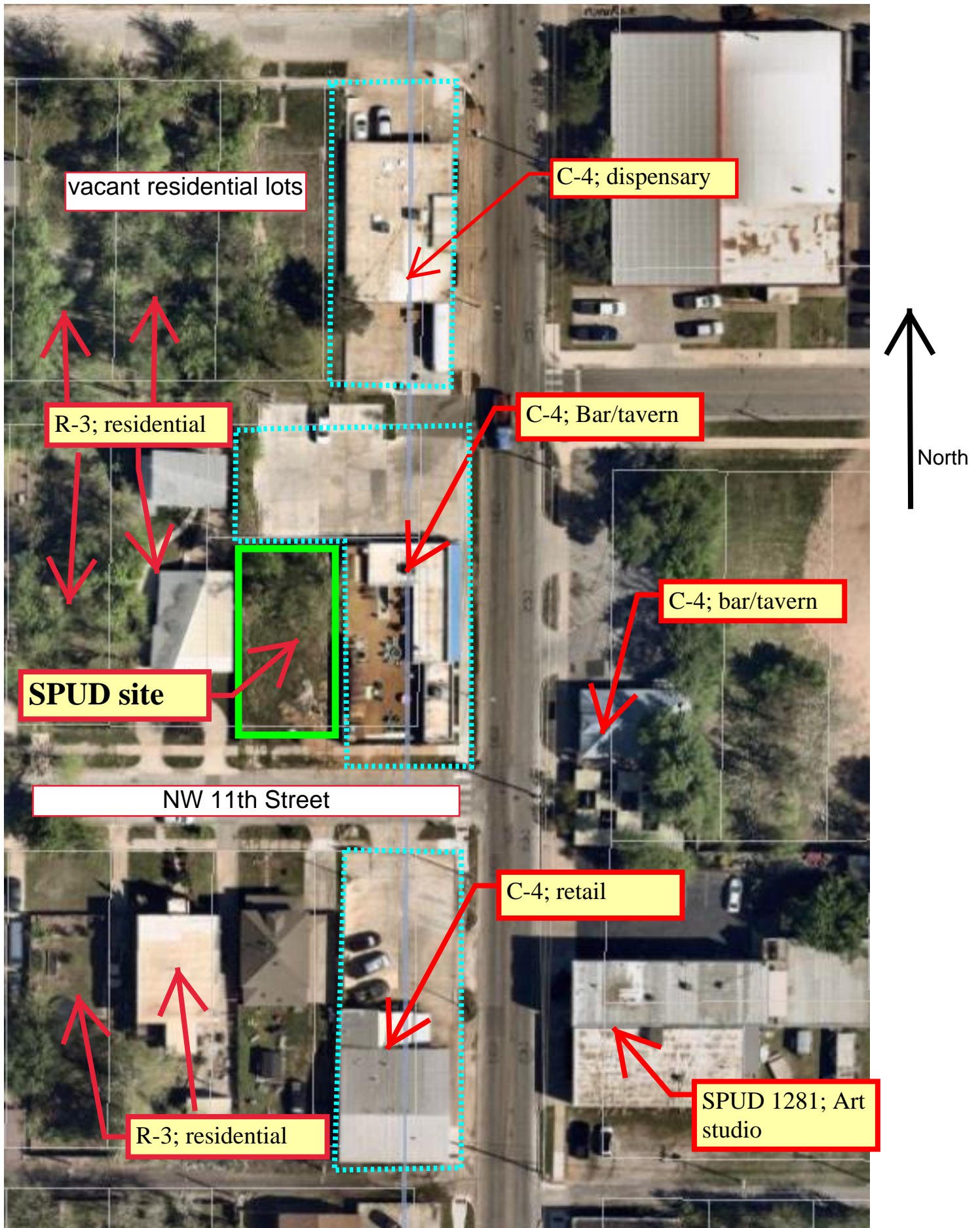
Exhibit C: Site Plan

Exhibit D: Survey

**EXHIBIT A:**  
Legal Description

The South 89.05 feet of Lots Thirty-seven (37) and Thirty-eight (38) in Block Thirteen (13), of SHIELDS HEIGHTS, being a subdivision of Blocks Thirteen (13) and Eighteen (18), SUMMERS PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

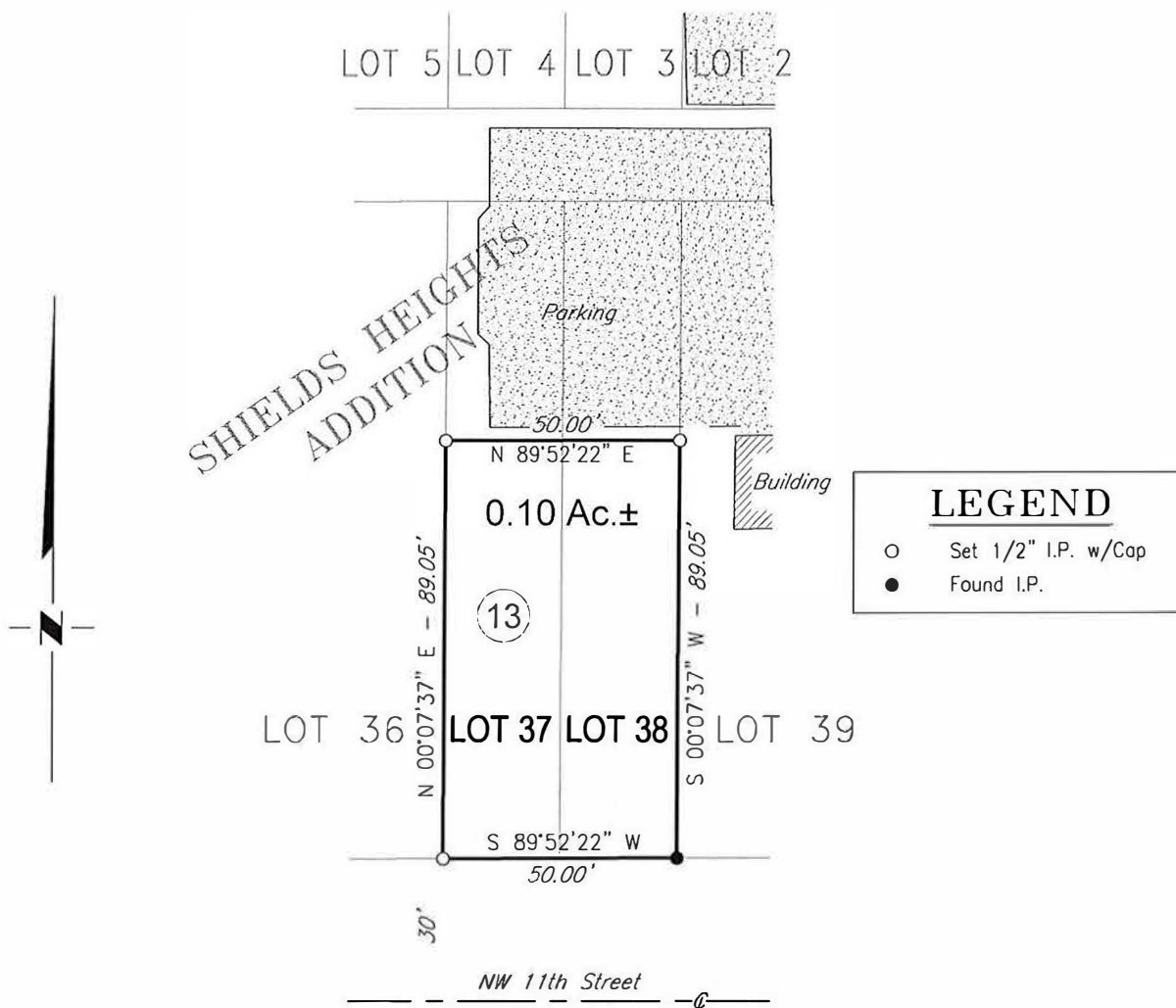
## Exhibit B: Surrounding Properties





## Exhibit C: Site Plan



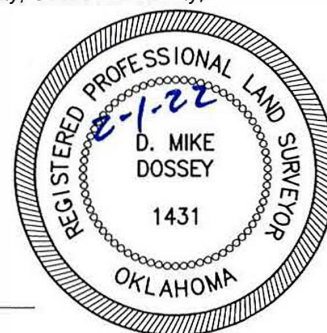
**LEGAL DESCRIPTION:**

The South 89.05 feet of Lots Thirty-seven (37) and Thirty-eight (38) in Block Thirteen (13), of SHIELDS HEIGHTS, being a subdivision of Blocks Thirteen (13) and Eighteen (18), SUMMERS PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Contains 0.10 Acres more or less.

**BASIS OF BEARINGS:** Established bearing of S 00°07'37" W along the east line of Lot 38 by GPS observation.

THIS PLAT OF SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

*D. Mike Dossey*  
D. MIKE DOSSEY, R.P.L.S. No. 1431



				PLAT OF SURVEY	SCALE:	1"=40'
					DATE:	12/07/21
NO.	REVISION	DATE	BY		JOB NO.:	2114245
SURVEYED BY: N.H.					DWG. NO.:	2114.245C
DRAWN BY: T.A.W.					AFE. NO.:	
APPROVED BY: D.M.D.					SHEET 1 OF 1	

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