



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>

Staff Use Only:	
Case No.:	SPUD 1548
File Date:	29JUN'23
Ward No.:	6
Nbhd. Assoc.:	CLASSEN-TEN-PEN
School District:	OKC
Extg Zoning:	C-4
Overlay:	---

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 SPUD rezoning 1103 NW 11th - Desmalchi LLC

Project Name

1103 NW 11th Street, Oklahoma City

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

ReZoning Area (Acres or Square Feet)

Seeking to create SPUD for single lot, changing base zoning regulations from C-4 to R-3 residential

Summary Purpose Statement / Proposed Development

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 \$1800.00 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):

DESMALCHI LLC
Name
11217 N MAY AVE
Mailing Address
OKLAHOMA CITY, OK 73120
City, State, Zip Code
405-520-8452
Phone
NADIAINTL@AOL.COM
Email

Signature of Applicant
Drew A. Cunningham
Applicant's Name (please print)
324 N. Robinson Ave., STE. 100
Applicant's Mailing Address
Oklahoma City, OK 73102
City, State, Zip Code
405-234-3270
Phone
drew.cunningham@crowedunlevy.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.



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>

Staff Use Only
Case No.: SPUD _____
File Date: _____
Ward No.: _____
Nbhd. Assoc.: _____
School District: _____
Extg Zoning: _____
Overlay: _____

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Property Owner Information (if other than Applicant):

DESMALCHI LLC _____

Name

11217 N MAY AVE _____

Mailing Address

OKLAHOMA CITY, OK 73120 _____

City, State, Zip Code

405-520-8452 _____

Phone

NADIANTL@AOL.COM _____

Email

Drew A. Cunningham Digitally signed by Drew A. Cunningham
Date: 2023.06.01 09:12:27 -05'00'

Signature of Applicant

Drew A. Cunningham _____

Applicant's Name (please print)

324 N. Robinson Ave., STE. 100 _____

Applicant's Mailing Address

Oklahoma City, OK 73102 _____

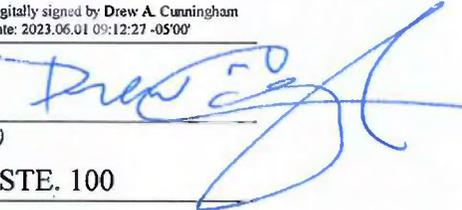
City, State, Zip Code

405-234-3270 _____

Phone

drew.cunningham@crowedunlevy.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.



AFTER RECORDING RETURN TO:

Crowe & Dunlevy
Attn: Drew A. Cunningham
324 North Robinson Ave., Suite 100
Oklahoma City, OK 73102

(This space reserved for recording
information)

EXEMPT DOCUMENTARY STAMP TAX
68 O.S. 2011, §§ 3202(4)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **DESMALCHI LLC**, an Oklahoma limited liability company, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto **DESMALCHI LLC**, an Oklahoma limited liability company, whose address is 11217 N. May Avenue, Oklahoma City, Oklahoma 73120 (hereinafter called "Grantee"), all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following-described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

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

Oklahoma City Planning Commission
Deed Approval # 27009

together with all improvements thereon and the appurtenances thereunto belonging. **NOV 02 2022**

This conveyance is made without any warranty of title, express or implied, but there is, however, assigned unto Grantee all of the right, title and interest of Grantor in and to any and all warranties and covenants of or concerning title heretofore made by any person or other legal entity with respect to the above-described real estate, and Grantee shall have the same rights with respect to such warranties and covenants and the enforcement thereof as Grantor now has.

TO HAVE AND TO HOLD the above-described premises unto the Grantee, its successors and assigns forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

**ARTICLES OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

Document Number: 24765990002 Submit Date: 6/23/2014

LIMITED LIABILITY COMPANY NAME

The name of the Limited Liability Company is:
DESMALCHI LLC

PRINCIPAL PLACE OF BUSINESS ADDRESS

1609 NW 47TH ST.
OKLAHOMA CITY, OK 73118 USA

Email - shyon@headsupokc.com

EFFECTIVE DATE

Effective Date:
Same as filing date.

DURATION

Perpetual

REGISTERED AGENT AND REGISTERED OFFICE ADDRESS

Agent Name
DESMALCHI LLC

Address
1609 NW 47TH ST.
OKLAHOMA CITY, OK 73118 USA

ATTACHMENTS

File Label
SERIES ARTICLES OF ORGANIZATION

File Name and Path
Series Articles of Organization.pdf

SIGNATURE

I hereby certify that the information provided on this form is true and correct to the best of my knowledge and by attaching the signature I agree and understand that the typed electronic signature shall have the same legal effect as an original signature and is being accepted as my original signature pursuant to the Oklahoma Uniform Electronic Transactions Act, Title 12A Okla. Statutes Section 15-101, et seq.

Dated - 6/23/2014

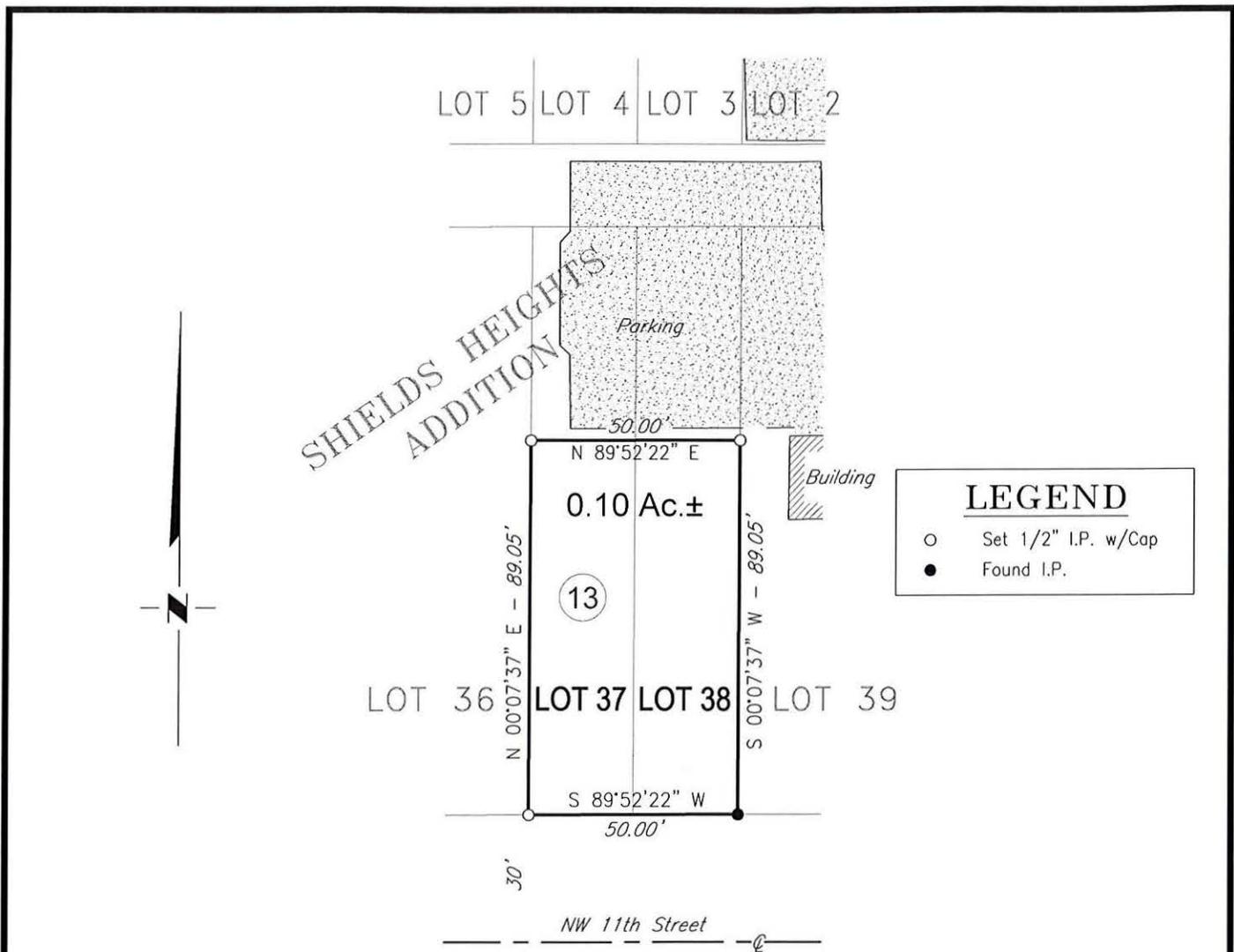
Signature Names
VERNON D. HYDE

[End Of Image]

SPUD application for rezoning – Desmalchi LLC (1103 NW 11th Street)

Legal Description of Lot to be re-zoned:

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



LEGEND

- Set 1/2" I.P. w/Cap
- Found I.P.

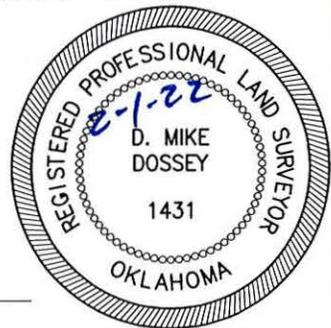
LEGAL DESCRIPTION:

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



				SCALE: 1"=40'		
				DATE: 12/07/21		
				JOB NO.: 2114245		
				DWG. NO.: 2114.245C		
				AFE. NO:		
				SHEET 1 OF 1		
NO.	REVISION	DATE	BY	PLAT OF SURVEY		
SURVEYED BY: N.H.						
DRAWN BY: T.A.W.						
APPROVED BY: D.M.D.						
				1530 SW 89th STREET, Bldg. C3 Oklahoma City, OK (405) 692-7748 www.cimsurvey.com		
				<small>CA. No. 1780 Expires June 30, 2022</small>		

Master Development Plan Map

Application for SPUD

Project Name: 1103 NW 11th Street

Property Owner: DESMALCHI, LLC

Exhibit A: Surrounding Properties

Exhibit B: Site Plan

Exhibit A: Surrounding Properties

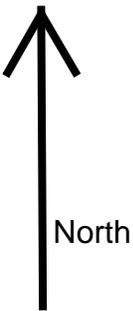


vacant residential lots

C-4; dispensary

R-3; residential

C-4; Bar/tavern



SPUD site

C-4; bar/tavern

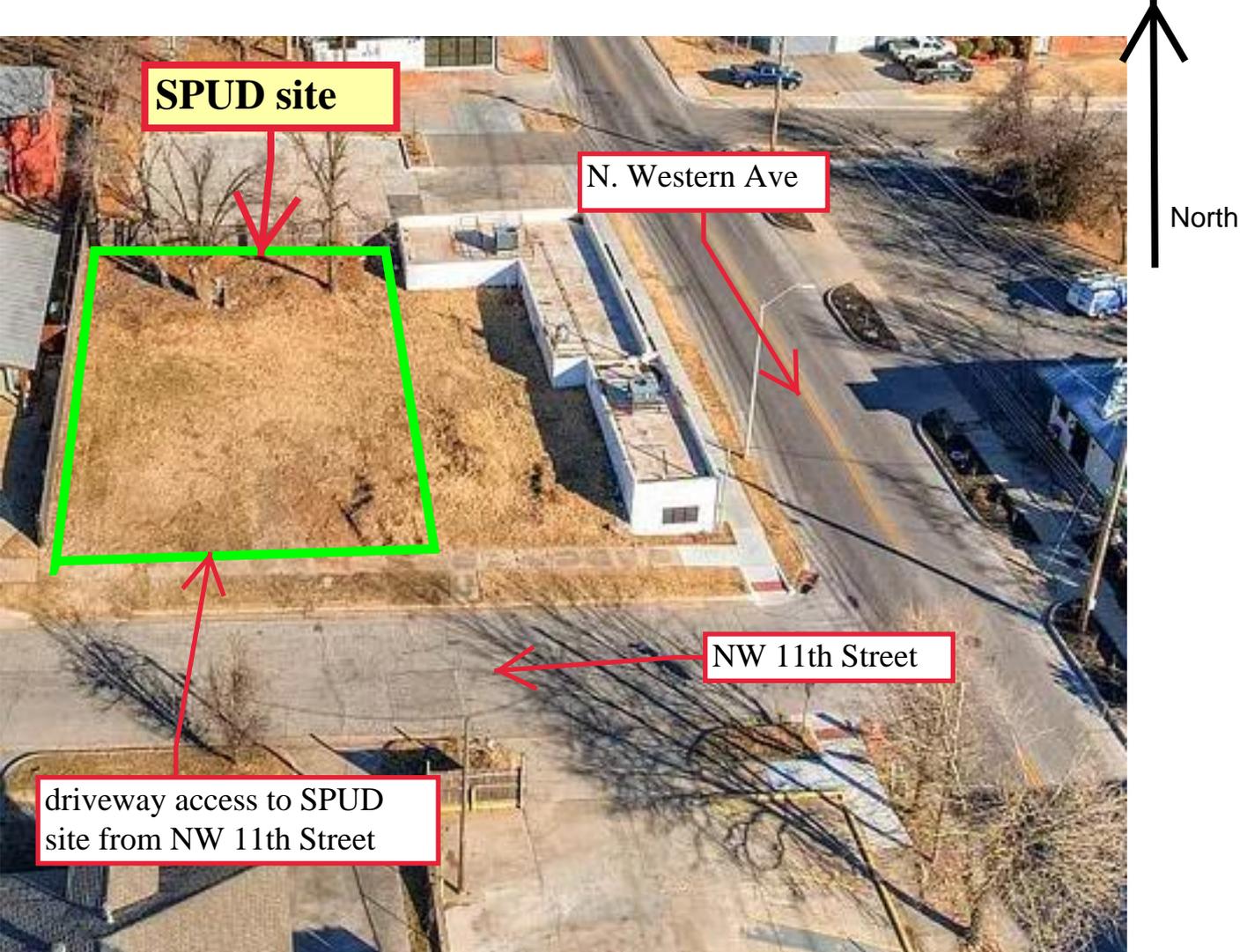
NW 11th Street

C-4; retail

R-3; residential

SPUD 1281; Art studio

Exhibit B: Site Plan



Signed and delivered this 14th day of November, 2022.

DESMALCHI LLC
An Oklahoma limited liability company

By: [Signature]
Name:
Title:

ACKNOWLEDGMENT

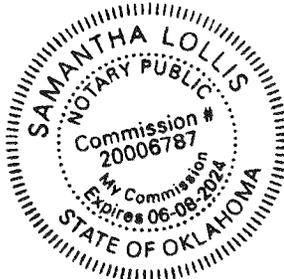
STATE OF OKLAHOMA)
) ss.
COUNTY OF)

This instrument was acknowledged before me this 14th day of November, 2022,
by Shyon Keppel, as manager of
DESMALCHI LLC, an Oklahoma limited liability company.

[Signature]
Notary Public; Commission No. 20006787

My Commission Expires: 6/8/24

[SEAL]



LETTER OF AUTHORIZATION

I, Shyon Keoppel, Manager of DESMALCHI LLC, authorize Drew A. Cunningham, Esq. to make application for municipal approvals and do all things necessary for the advancement of such SPUD application with respect to the property at the following location:

1103 NW 11th Street, Oklahoma City, Oklahoma (SPUD to rezone from C-4 to R-3)

By: _____

Name: Shyon Keoppel

Title: Manager of DESMALCHI, LLC

Date: August 9, 2023

LETTER OF AUTHORIZATION

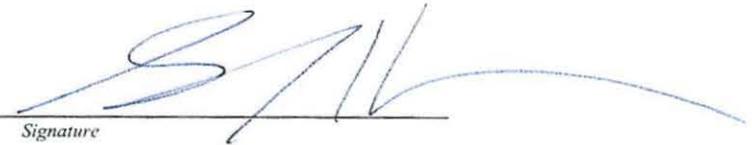
I, Desmalchi, LLC or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Shyon Keoppel
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

n.w. 11th Street and Western Ave.
Address and/or County Assessor account number and County Name

By: 
Signature

Title: manager
Manager / Proprietor

Date: 12/5/22
MM/DD/YYYY

OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within **300 FEET**:

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 (118), SUMMERS PLACE ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

BLANCHARD ADDITION

LOTS 11 & 12, BLOCK 2

**AMIRASLANI JOE K
8321 NW 85TH ST
OKLAHOMA CITY, OK 73132**

LOTS 13 & 14, BLOCK 2

SAME AS ABOVE

LOTS 15 & 16, BLOCK 2

**FAR WESPEN LLC
270 LAFAYETTE ST STE 400
NEW YORK, NY 10012-3385**

SHIELDS HEIGHTS SUB

LOS 27 & 28, BLOCK 18

**MONTELONGO ANA I
1127 W PARK PL
OKLAHOMA CITY, OK 73106-4673**

LOTS 29 & 30, BLOCK 18

**CASTELLANOS GUADALUPE & ANA
1127 W PARK PL
OKLAHOMA CITY, OK 73106-4673**

LOTS 31 & 32, BLOCK 18

**MENDEZ MICHAEL L
326 CAHOON RD S
JACKSONVILLE, FL 32220-3348**

LOTS 33 & 34, BLOCK 18

**BOATMAN ANDREW M
1115 W PARK PL
OKLAHOMA CITY, OK 73106-4619**

LOTS 35 & 36, BLOCK 18

**SIMMS SONYA JO
% JOSEPHINE SIMMS
7101 NE 63RD ST
OKLAHOMA CITY, OK 73141-9691**

LOTS 37 THRU 40, BLOCK 18

**PHAM DUNG TRUNG
NGUYEN KIM OANH THI
1131 N WESTERN AVE
OKLAHOMA CITY, OK 73106-6821**

BLANCHARD ADDITION

S19FT LOT 4 & ALL LOT 5, BLOCK 2

**GATOR HOLDINGS LLC
1213 N CLASSEN BLVD
OKLAHOMA CITY, OK 73106-6890**

LOTS 6 THRU 8, BLOCK 2

**BEWLEY RICKY D
BEWLEY TRACEY
1218 N WESTERN AVE
OKLAHOMA CITY, OK 73106-6824**

**PT LOT 2 ALL LOT 3 & PT LOT 4
DESCRIBED AS: BEG 3.65FT N OF
SE/C LT 2 TH S34.65FT W140FT N
35.55FT ELY 140FT TO BEG
BLOCK 2**

**BASELINE PROPERTIES LLC
PO BOX 6922
EDMOND, OK 73083**

**LOTS 1 & 2 & S5FT OF E160FT OF
LOT A EX BEG 3.65FT N OF SE/C
LT 2 TH S3.65FT W140FT N4.55FT
ELY 140FT TO BEG, BLOCK 2**

SAME AS ABOVE

SHIELDS HEIGHTS SUB

LOTS 17 & 18, BLOCK 18

**DRANNIK PROPERTIES LLC
1149 E BROOKS ST
NORMAN, OK 73071**

LOTS 15 & 16, BLOCK 18

**5M CONTRACTING LLC
2119 RIVERWALK DR, UNIT 122
MOORE, OK 73160**

LOTS 13 & 14, BLOCK 18

**CERVANTES RUBEN
1124 NW 11TH ST
OKLAHOMA CITY, OK 73106**

LOTS 11 & 12, BLOCK 18

**HERNANDEZ MANUEL B & BEATRIZ
1408 NW 11TH ST
OKLAHOMA CITY, OK 73106-4627**

LOTS 9 & 10, BLOCK 18

**WAMBUGU JOHN
NDUNGU GRACE
1116 NW 11TH ST
OKLAHOMA CITY, OK 73106-4612**

LOTS 7 & 8, BLOCK 18

**METRO PERFORMANCE
PROPERTIES LLC
2532 W I 44 SERVICE RD
OKLAHOMA CITY, OK 73112-3751**

LOTS 5 & 6, BLOCK 18

**NACHATILO SCOTT A
NACHATILO STEFANI B
2532 W I 44 SERVICE RD
OKLAHOMA CITY, OK 73112-3751**

LOTS 3 & 4, BLOCK 18

**SHASHONE ENTERPRISE LLC
2532 W I 44 SERVICE RD
OKLAHOMA CITY, OK 73112-3751**

LOTS 1 & 2, BLOCK 18

**STRESS LESS PROPERTIES LLC
6608 N WESTERN AVE STE 1166
OKLAHOMA CITY, OK 73116**

BLANCHARD ADDITION

**LOTS 9 & 10 PLUS W140FT OF LOT
A BLK 6 CLASSENS MARQUETTE ADDN
BLOCK 2**

**BEWLEY RICKY D & TRACEY
1218 N WESTERN AVE
OKLAHOMA CITY, OK 73106-0824**

CLASSENS MARQUETTE

**S45FT OF LOTS 21 THRU 23 & S30FT
OF LOTS 24 & 25 & N35FT OF E160FT
OF LOT A, BLOCK 6**

**BASELINE PROPERTIES LLC
PO BOX 6922
EDMOND, OK 73083**

N125FT LOTS 21 THRU 23, BLOCK 6

**FAR WESPEN LLC
270 LAFAYETTE ST STE 409
NEW YORK NY 10012-3385**

N140FT LOTS 24 & 25, BLOCK 6

SAME AS ABOVE

LOTS 26 & 27, BLOCK 6

SAME AS ABOVE

LOTS 28 & 29, BLOCK 6

SAME AS ABOVE

LOTS 30 & 31, BLOCK 6

**TWO PARTNERS LLC
7009 N CLASSEN BLVD
OKLAHOMA CITY, OK 73116**

SHIELDS HEIGHTS SUB

LOTS 23 & 24, BLOCK 13

**EQUITY TRUST COMPANY
CUSTODIAN FBO SCOTT
NACHATILLO IRA
2532 W I 44 SERVICE RD
OKLAHOMA CITY, OK 73112-3751**

LOTS 25 & 26, BLOCK 13

**WARNE RICK & ELIZABETH
1129 NW 11TH ST
OKLAHOMA CITY, OK 73106-4611**

LOTS 27 & 28, BLOCK 13

**STEVENSON SCOTT W & RHONDA L
9907 SILVER LAKE DR
OKLAHOMA CITY, OK 73162**

LOTS 29 & 30, BLOCK 13

**VAUGHT PAT & PATRICIA WALSH
1121 NW 11TH ST
OKLAHOMA CITY, OK 73106**

LOTS 31 & 32, BLOCK 13

**HUNTER REALTY LLC
6220 KINGSTON RD
OKLAHOMA CITY, OK 73122**

LOTS 33 & 34, BLOCK 13

**VAUGHT PATRICK A & PATRICIA K
1121 NW 11TH ST
OKLAHOMA CITY, OK 73106**

LOTS 35 & 36, BLOCK 13

**NEIGHBORHOOD SERVICES
ORGANIZATION INC
8101 S WALKER AVE STE C
OKLAHOMA CITY, OK 73139**

LOTS 17 & 18, BLOCK 13

**TIMBERCRAFT HOMES LLC
13909 TECHNOLOGY DR UNIT B
OKLAHOMA CITY, OK 73134**

LOTS 15 & 16, BLOCK 13

**LOUGHMILLER JOSHUA D
1130 NW 12TH ST
OKLAHOMA CITY, OK 73106**

LOTS 13 & 14, BLOCK 13

**WIEGMAN VALERIE C
1128 NW 12TH ST
OKLAHOMA CITY, OK 73106**

LOTS 11 & 12, BLOCK 13

**HENDRICKS MARIE E
1122 NW 12TH ST
OKLAHOMA CITY, OK 73106**

LOTS 9 & 10, BLOCK 13

**J GREENVILLE CO
2841 SW 65TH ST
OKLAHOMA CITY, OK 73159**

LOTS 7 & 8, BLOCK 13

**OUELLETTE MAE
2841 SW 65TH ST
OKLAHOMA CITY, OK 73159**

LOTS 5 & 6, BLOCK 13

SAME AS ABOVE

CLASSENS MARQUETTE

LOTS 9 THRU 15, BLOCK 5

**DAVIDSON WILLIAM J & CAROL
1011 NW 12TH ST
OKLAHOMA CITY, OK 73106-6805**

SHIELDS HEIGHTS SUB

**LOTS 1 THRU 8 & LOTS 33 THRU 40 &
VACATED ALLEY BEG SE/C LT 1 TH
S20FT W200FT N20FT E200FT TO
BEG BLOCK 12**

**ONCUE RE LLC
916 N MAIN ST
STILLWATER, OK 74075**

**W24FT LOT 3 & LOT ALL OF 4
BLOCK 13**

**WMPC INVESTMENTS LLC
2632 PEMBROKE TER
OKLAHOMA CITY, OK 73116**

LOTS 1 & 2 & E1FT LOT 3, BLOCK 13

**DESMALCHI LLC
11217 N MAY AVE
OKLAHOMA CITY, OK 73120**

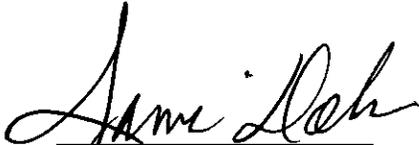
LOTS 37 THRU 40 BLOCK 13

SAME AS ABOVE

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 1st day of JUNE , 2023.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.



Jami Dolan
Asst. Secretary



Mitchell D. Reid, Vice President

On this 1st day of JUNE , 2023 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.





Susan Lowrance, Notary Public

My Commission Expires: 1-24-24
My Commission Number: 0000353
Reference #2302245

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

324 N. Robinson Ave., Suite 100

Oklahoma City, OK 73102

Email: drew.cunningham@crowedunlevy.com

Telephone: (405) 234-3270

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. 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. Permitted Use.** 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 permitted uses of this site shall be those which are permitted by the R-3 Medium Density Residential District regulations (OKC Zoning Ordinance, 2020, as amended).

- 2. Maximum Building Height:** All structures built on this lot shall be built in accordance with the R-3 district regulations applicable to building height.
- 3. Maximum Building Size:** All structures built on this lot shall be built in accordance with the R-3 district regulations applicable to building size.
- 4. Maximum Number of Buildings:** Maximum number of buildings shall be 1.
- 5. Building Setback Lines:**

Front Yard: This setback shall not be less than the R-3 district regulations

which exist at the time this SPUD is created.

Rear Yard: This setback shall not be less than the R-3 district regulations which exist at the time this SPUD is created.

Side Yard: This setback shall not be less than the R-3 district regulations which exist at the time this SPUD is created.

Corner Side Yard: This setback shall not be less than the R-3 district regulations which exist at the time this SPUD is created.

6. **Sight-proof Screening:** Any R-3 district regulations applicable to sight-proof screening in effect at the time this SPUD is created shall be applicable to this SPUD.
7. **Landscaping:** Any R-3 district regulations applicable to landscaping in effect at the time this SPUD is created shall apply to this SPUD.
8. **Signs:** Any R-3 district regulations applicable to signage in effect at the time this SPUD is created shall apply to this SPUD.
9. **Access:** Access to the site shall be via a driveway from NW 11th Street.
10. **Sidewalks:** Any requirements for sidewalks applicable to the R-3 district in effect at the time this SPUD is created shall apply to this SPUD.

II. Other Development Regulations:

1. **Architecture:** The R-3 district regulations applicable to architecture shall apply to this SPUD.
2. **Open Space:** The R-3 district regulations regarding open space requirements shall apply to this SPUD.
3. **Street Improvements:** No street improvements shall be required within any private street within this SPUD. There are no public streets within this SPUD.
4. **Site Lighting:** All site lighting utilized within this SPUD shall be governed by the R-3 district regulations.
5. **Dumpsters:** No dumpsters shall be permitted on this SPUD.
6. **Parking:** The R-3 district regulations applicable to parking shall apply to this SPUD.
7. **Maintenance:** The structures within this SPUD shall be maintained in good working order and repair by the property owner.

8. Drainage: The site's drainage systems shall comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Fencing: All fencing on this SPUD shall be built in accordance with the R-3 district regulations.

10. Common Areas: Not applicable.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

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:

Site Plan

(See Master Development Plan Map)

Master Development Plan Map

Application for SPUD

Project Name: 1103 NW 11th Street

Property Owner: DESMALCHI, LLC

Exhibit A: Surrounding Properties

Exhibit B: Site Plan

Exhibit A: Surrounding Properties



vacant residential lots

C-4; dispensary

R-3; residential

C-4; Bar/tavern



C-4; bar/tavern

SPUD site

NW 11th Street

C-4; retail

SPUD 1281; Art studio

R-3; residential

Exhibit B: Site Plan

