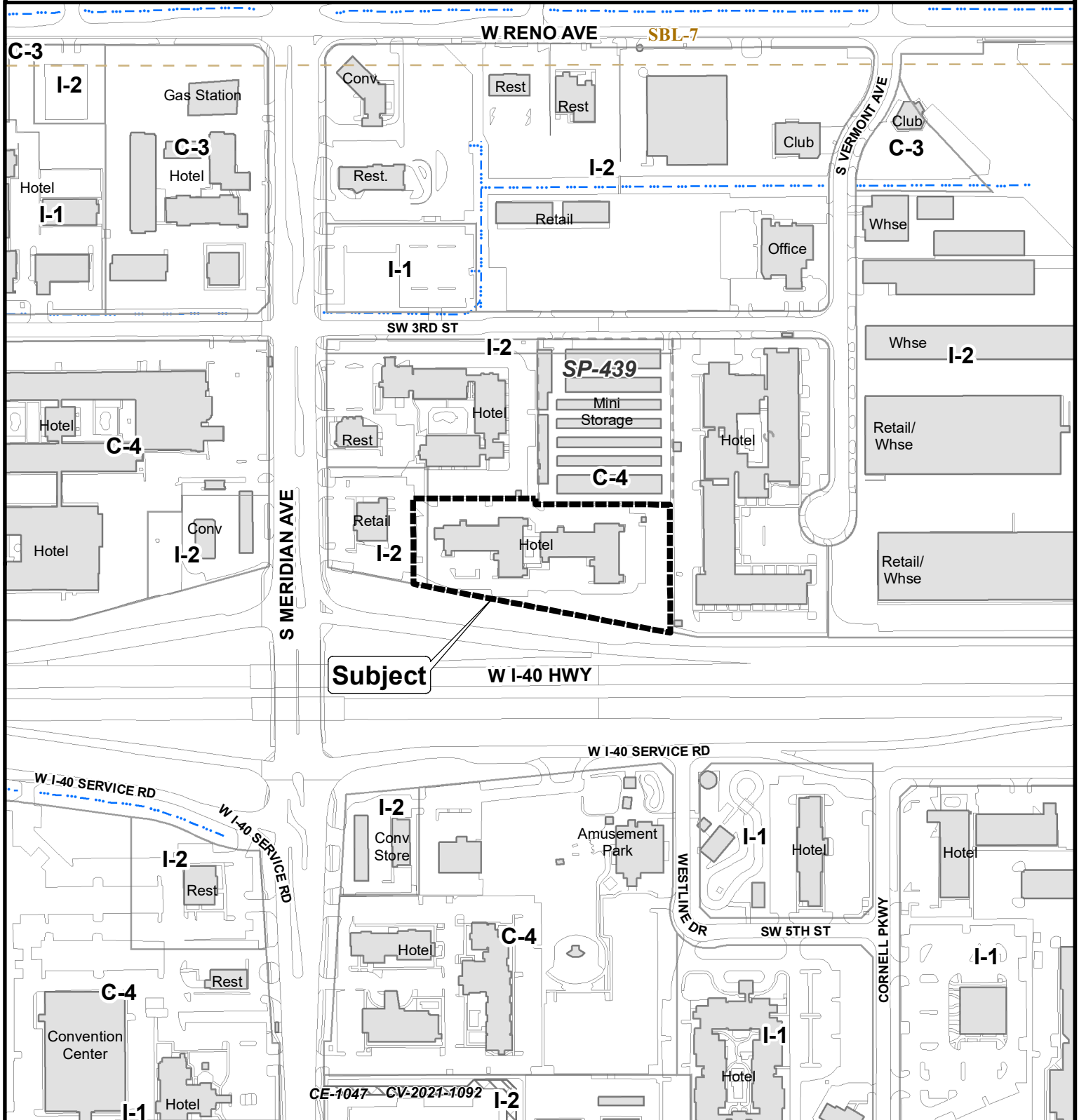
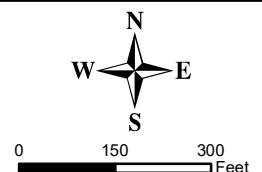


Case No: SPUD-1707 **Applicant: 504 S. Meridian, LLC**
Existing Zoning: C-4 / I-2
Location: 504 S. Meridian Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

S. Meridian Ave. & Hwy 270

December 30, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

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kturner@wbflaw.com

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; 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** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In additional 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 structure 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 structure 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 existing structure shall be permitted to remain and deemed to conform to applicable regulations. The maximum number of buildings shall be in accordance with the base zoning district.

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.

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 On-Premise 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

Non-accessory 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.

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 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:

The existing open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, open space 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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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

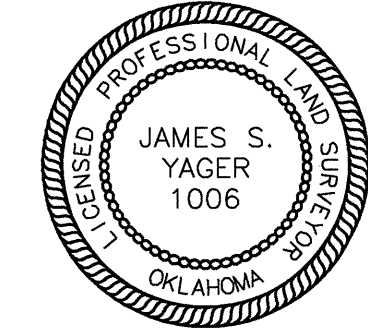
SPUD-1707 Exhibit A - Legal Description

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.

Surveyor's Certificate

This is to certify that this map or plot 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 1,3,4,7(a),8,9,11(c),16,18 of Table A thereof. The field work was completed on 7 January 2014.

James S. Yager
Licensed Professional Land Surveyor No. 1006
Certificate of Authorization Number 2778
Expires: 6-30-2015
1212 South Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
405-737-3412



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 258.88 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.

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 5074, Page 1953.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 1878002-OK11 dated October 23, 2013.

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

By graphic plotting only, the subject tract is located in Flood Zone "X" Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage 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 40109C0280H with an effective date of December 18, 2009, which is the current map for this area.

The items listed below are the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 1878002-OK11 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 4065, Page 1199. DOES NOT AFFECT THE DESCRIBED TRACT.
5. Easement in favor of the City of Oklahoma City recorded in Book 3792, Page 459. AFFECTS AS SHOWN.
6. Caveat 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 5326, 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 5502, 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.

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 underground utilities 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 at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

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., 1.M., Oklahoma County, Oklahoma, being a S.00°06'46"E. bearing.

This Plot 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, sump or sanitary landfill.

Survey and Plot by:

James S. Yager

Licensed Professional Land Surveyor

Certificate of Authorization Number 2778 Expires: 30 June 2015
1212 South Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: C:\DATA\INN 1 40 MERIDIAN\2014 ALTA.DWG

Date of Survey: 7 January 2014

Date of Revision: 1-13-14

Page 1 of 1

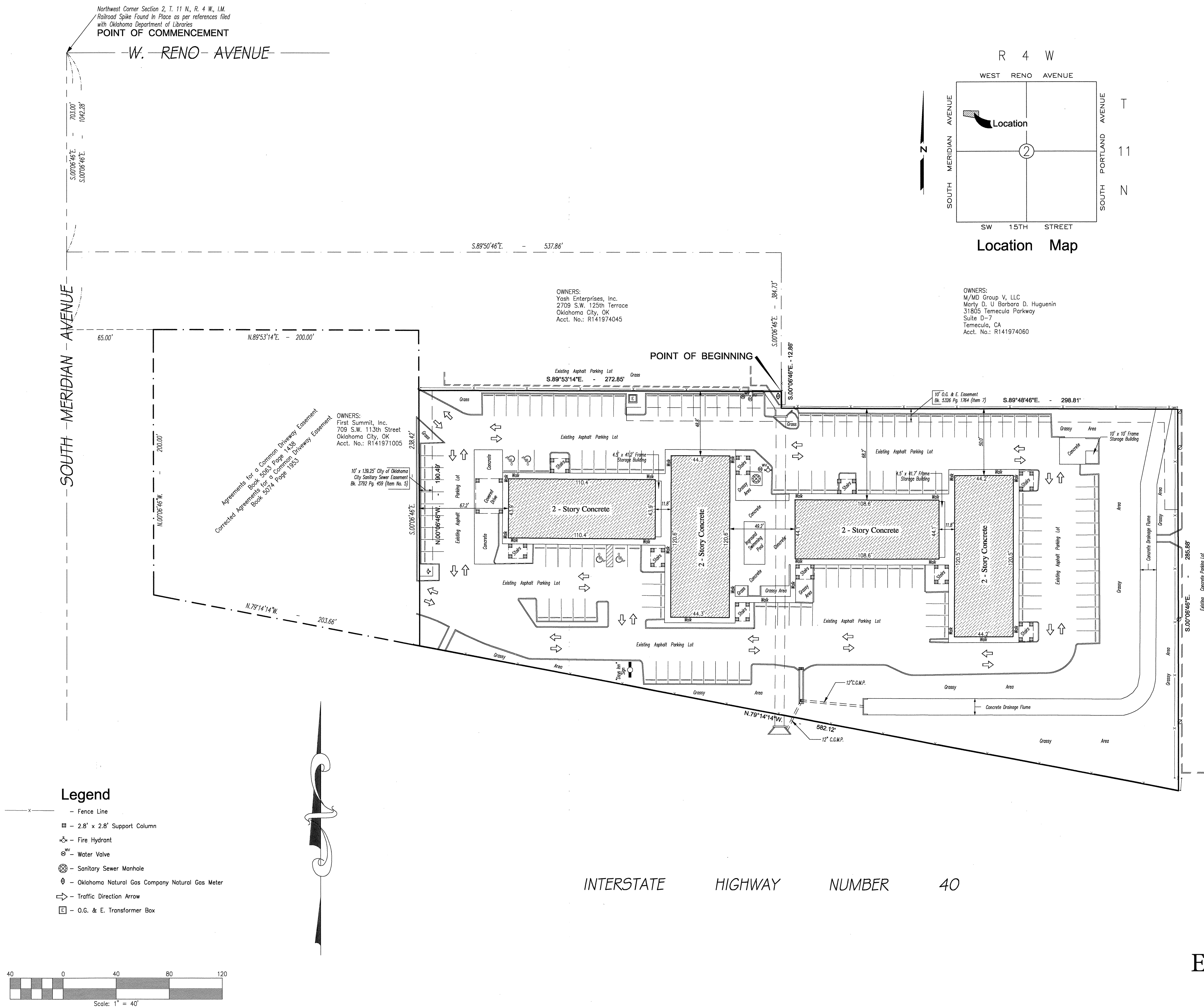


Exhibit B