

THE CITY OF OKLAHOMA CITY SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1583

MASTER DESIGN STATEMENT FOR

4820 W. Reno Ave.

January 2, 2024

PREPARED BY:

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SPUD-1583 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 addition to all C-3 uses, the following shall also be permitted by right:

Multiple-Family Residential [limited to a maximum of 101 dwelling units]

2. Maximum Building Height:

The existing building height shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing building size shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

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

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

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the subject parcel shall meet the requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding 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.

9. Access:

Access shall be taken from the existing access off of S. Harvard Ave.

10. Sidewalks:

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the 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 current open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space requirements shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

The existing 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:

The existing dumpsters shall be permitted to remain and deemed to conform to applicable regulations.

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:

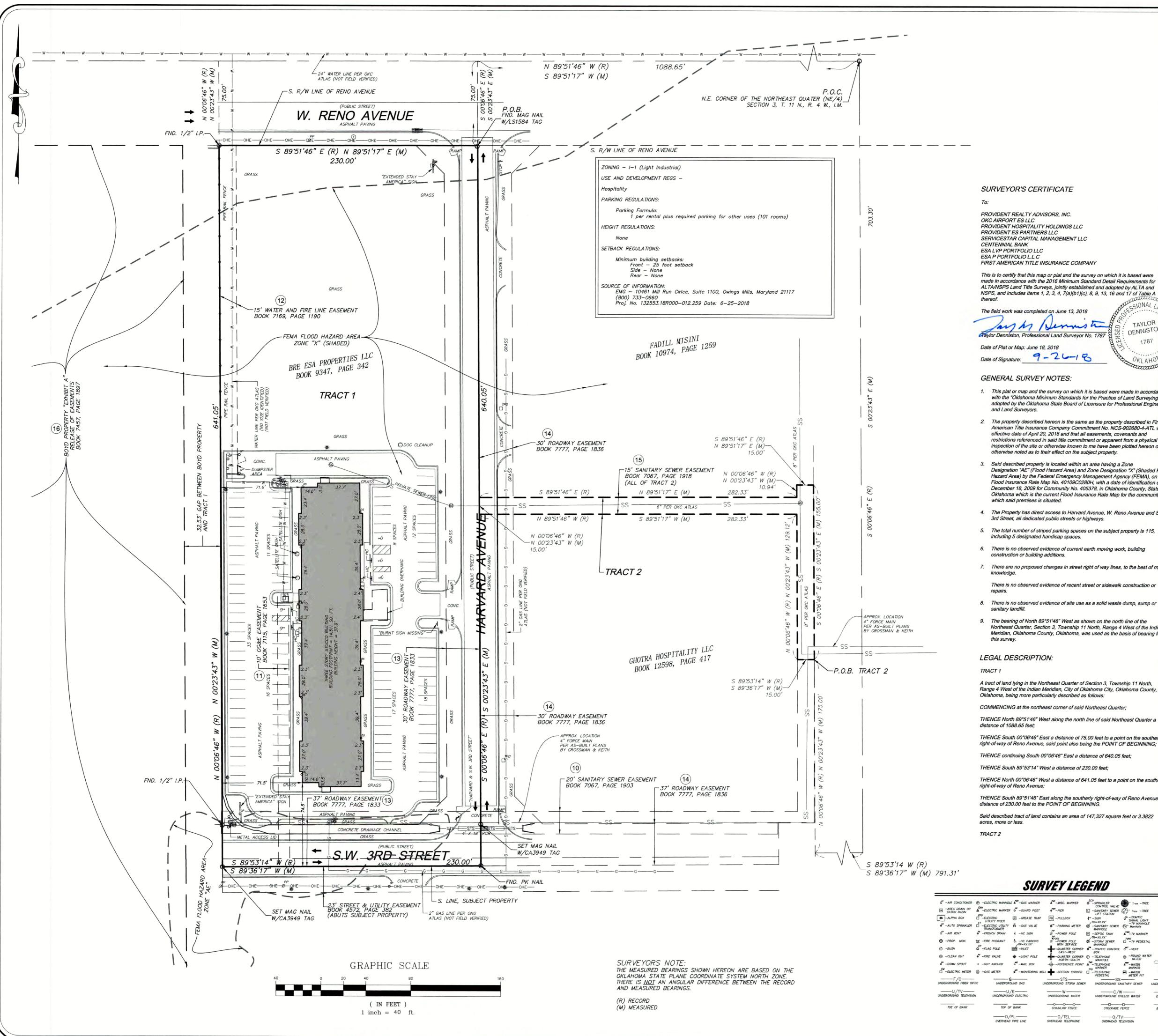
Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description Exhibit B: Conceptual Site Plan

SPUD-1708 Exhibit A – Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Three (3), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter; Thence North 89°51'46" West along the North line of said Northeast Quarter a distance of 1088.65 feet; Thence South 00°06'46" East a distance of 75.00 feet to a point on the Southerly Right-of-Way of Reno Avenue, said point also being the Point of Beginning; Thence continuing South 00°06'46" East a distance of 640.05 feet; Thence South 89°53'14" West a distance of 230.00 feet; Thence North 00°06'46" West a distance of 641.05 feet to a point on the Southerly Right-of-Way of Reno Avenue; Thence South 89°51'46" East along the Southerly Right-of-Way of Reno Avenue a distance of 230.00 feet to the Point of Beginning.



PROJECT LOCATION S.W. 15TH STREET

LOCATION MAP

NOT TO SCALE

W. RENO AVENUE

SURVEYOR'S CERTIFICATE

PROVIDENT REALTY ADVISORS, INC. OKC AIRPORT ES LLC PROVIDENT HOSPITALITY HOLDINGS LLC PROVIDENT ES PARTNERS LLC SERVICESTAR CAPITAL MANAGEMENT LLC CENTENNIAL BANK ESA LVP PORTFOLIO LLC ESA P PORTFOLIO L.L.C FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b1)(c), 8, 9, 13, 16 and 17 of Table A

TAYLOR DENNISTON Date of Plat or Map: June 18, 2018 Date of Signature: 9-20-18

GENERAL SURVEY NOTES:

- 1. This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- 2. The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. NCS-902680-4-ATL with an effective date of April 20, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 3. Said described property is located within an area having a Zone Designation "AE" (Flood Hazard Area) and Zone Designation "X" (Shaded Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0280H, with a date of identification of December 18, 2009 for Community No. 405378, in Oklahoma County, State of Oklahoma which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 4. The Property has direct access to Harvard Avenue, W. Reno Avenue and S.W. 3rd Street, all dedicated public streets or highways.
- including 5 designated handicap spaces.
- 6. There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, to the best of my
- There is no observed evidence of recent street or sidewalk construction or
- 8. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 9. The bearing of North 89°51'46" West as shown on the north line of the Northeast Quarter, Section 3, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, was used as the basis of bearing for this survey.

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter of Section 3, Township 11 North, Range 4 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

THENCE North 89°51'46" West along the north line of said Northeast Quarter a

distance of 1088.65 feet; THENCE South 00°06'46" East a distance of 75.00 feet to a point on the southerly

right-of-way of Reno Avenue, said point also being the POINT OF BEGINNING;

THENCE South 89°53'14" West a distance of 230.00 feet;

THENCE North 00°06'46" West a distance of 641.05 feet to a point on the southerly

THENCE South 89°51'46" East along the southerly right-of-way of Reno Avenue a distance of 230.00 feet to the POINT OF BEGINNING

Said described tract of land contains an area of 147,327 square feet or 3.3822 acres, more or less.

AF -AIR CONDITIONER	@ -ELECTRIC MANHOL	LE A GAS MARKER	-MISC. MARKER	SCV SPRINKLER CONTROL VALVE	Tree -TREE	⊕ -WATER MANHOLE
AREA DRAIN OR CATCH BASIN	▲ -ELECTRIC MARKER	GUARD POST	-PIER	SANITARY SEWER	Tree -TREE	■ -SQUARE WATER METER
-ALPHA BOX	EPD □ -ELECTRIC ET UTILITY RISER	□ GREASE TRAP	PBPULLBOX	F" −SIGN √TR=XX,XX'	SIGNAL LIGHT	** - WATER SHUTOFF (SPIGOT)
AUTO SPRINKLER	-ELECTRIC UTILITY TRANSFORMER	M -GAS VALVE	6 [™] −PARKING METER	S -SANITARY SEWER	→TV MANHOLE Manhole	M -WATER VAULE
O - AIR VENT	FRENCH DRAIN	-HC SIGN	Ø -POWER POLE	■ -SEPTIC TANK /TR=XX.XX'	A TV MARKER	→ WATER WELL
-PROP. MON.	# -FIRE HYDRANT	HC PARKING	W/VGS Ø -POWER POLE WITH SERVICE	STORM SEWER	TVPD -TV PEDESTAL	o ^{YL} -YARD LIGHT
-BUSH	O -FLAG POLE	= -INLET	-QUARTER CORNER EAST-WEST	TRAFFIC CONTROL	OWT-VENT	BM #1 EL=XX.XX
G -CLEAN OUT	FY -FIRE VALVE	-LIGHT POLE	-QUARTER CORNER NORTH-SOUTH	TELEPHONE MANHOLE	→ ROUND WATER METER	EL-XX.XX
DOWN SPOUT	€ -GUY ANCHOR	-MAIL BOX	-REFERENCE POINT	A - TELEPHONE	- WATER MARKER	HEDGE
EM] -ELECTRIC METER	GAS METER	-MONITORING WE	LL +-SECTION CORNER	D - TELEPHONE PEDESTAL	WARKER - WATER METER PIT	TREELINE
F/O NDERGROUND FIBER OF	PTIC UNDERGR	G OUND GAS	STS	——-ss		TUG —— UNDERGROUND TELEPHONE
U/TV		/E	UNDERGROUND WATER	UNDERGROUND C	N	OHE-

OVERHEAD TELEPHONE

The easement established by that certain sanitary sewer easement recorded in Book 7067, Page 1918, in the office of the County Clerk of Oklahoma County, Oklahoma, over the following described tract of land:

A tract of land lying in the Northeast Quarter of Section 3, Township 11 North, Range 4 West of the Indian Meridian, the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northeast Quarter; THENCE South 00°06'46" East along the east line of said Northeast Quarter a distance of 703.30 feet to a point on the centreline of S.W. 3rd Street as shown on the recorded plat of THREE-WAY PARK ADDITION;

THENCE South 89°53'14" West along said centreline a distance of 791.31 feet; THENCE North 00°06'46" West along the west line of Block 1, THREE-WAY PARK ADDITION, according to the recorded plat thereof, a distance of 175.00 feet to the POINT OF BEGINNING;

THENCE South 89°53'14" West a distance of 15.00 feet;

THENCE North 00°06'46" West parallel with the east line of said Northeast Quarter a

THENCE North 89°51'46" West parallel with the north line of said Northeast Quarter a distance of 282.33 feet;

THENCE North 00°06'46" West parallel with the east line of said Northeast Quarter a distance of 15.00 feet;

THENCE South 89°51'46" East parallel with the north line of said Northeast Quarter a distance of 282.33 feet;

THENCE North 00°06'46" West parallel with the east line of said Northeast Quarter a distance of 10.94 feet to a point on the south line of a 15 foot utility easement recorded in Book 4925, Page 15;

THENCE South 89°51'46" East along the south line of said easement a distance of 15.00 feet to a point on the west line of said Block 1;

THENCE South 00°06'46" East along said west line a distance of 155.00 feet to the POINT OF BEGINNING.

TITLE COMMITMENT EXCEPTION NOTES:

- 10. SANITARY SEWER EASEMENT in favor of Charles R. Boyd, for a sanitary sewer line, recorded in Book 7067, Page 1903, affects subject property and is
- 11. EASEMENT in favor of Oklahoma Gas and Electric Company, for electrical systems, recorded in Book 7115, Page 1653, affects subject property and is
- 12. PERMANENT EASEMENT in favor of the City of Oklahoma City, for water and fire line, recorded in Book 7169, Page 1190, affects subject property and is
- 13. PERMANENT EASEMENT in favor of the City of Oklahoma City, for a roadway,
- recorded in Book 7777, Page 1833, affects subject property and is shown
- 14. PERMANENT EASEMENT in favor of the City of Oklahoma City, for a roadway, recorded in Book 7777, Page 1836, abuts Tract 1 and affects Tract 2, and is
- 15. SANITARY SEWER EASEMENT in favor of ESA 0877, Inc., recorded in Book 7067, Page 1918, abuts subject property and is shown hereon for reference purposes only.
- 16. Property is subject to RELEASE OF EASEMENTS recorded in Book 7457, Page 1897 inasmuch as subject property is the same property described in "EXHIBIT B" therein and all above ground evidence of utilities are shown

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISIONS

ADDED ZONING INFORMATION

REVISED PARTIES & EXCEPTION NOTE 14

ADD ADDITIONAL CERTIFIED PARTY

ADDED OWNERSHIPS, REVISED CERTIFICATE 7-30-18



COORDINATED BY:

ALTA/NSPS LAND TITLE SURVEY

6-28-18

9-17-18

9-26-18

EXTENDED STAY AMERICA 4820 W. RENO AVENUE OKLAHOMA CITY, OKLAHOMA COUNTY STATE OF OKLAHOMA



OKLAHOMA CITY 100 N.E. 5th Street Oklahoma City, Oklahoma 73104 T: 405.840.7094 F: 405.840.9116 www.srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019

Sheet No. 1 of 1

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