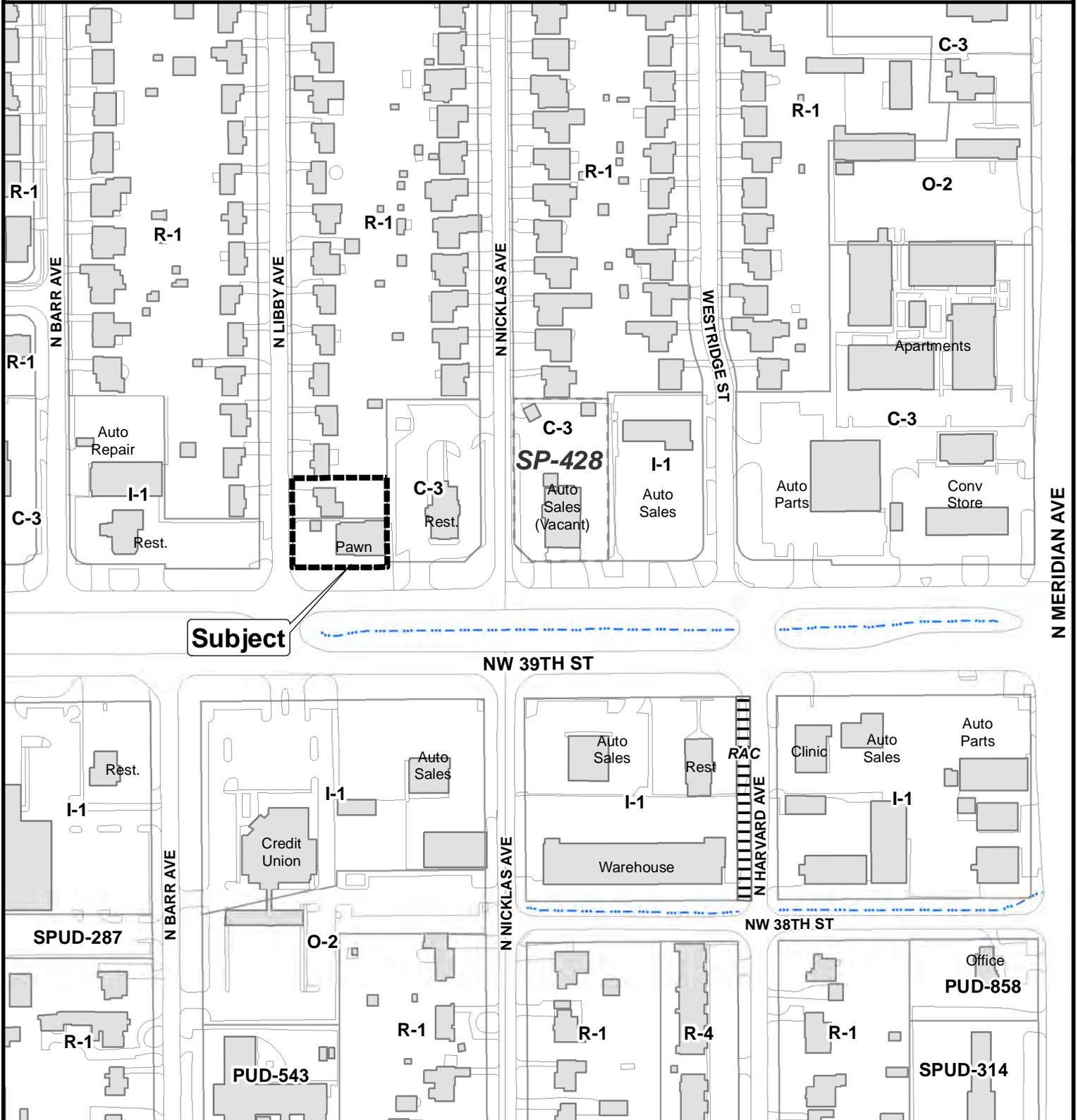
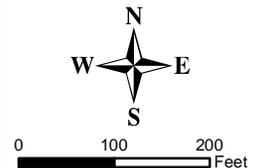


**Case No: SPUD-1733    Applicant: 4625 NW 39TH, LLC and Arec Zadeh**  
**Existing Zoning: R-1 / C-3**  
**Location: 4625 NW 39th St. and 4008 N. Libby Ave.**



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(number)**

**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY: ZOHREH MAZROEI**

(4625 NW 39<sup>TH</sup> LLC)  
(ZOHREH MAZROEI)  
(3530 NW 39<sup>TH</sup> ST)  
(OKLAHOMA CITY, OK 73112)  
(405-202-9900)  
(ZMAZROEI@GMAIL.COM)

# **SPUD-(number) 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 **(Base Zoning) District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

**(List Use Unit Classification (s))**

- 1.1 Minimum Lot Size: 17,428.368 SQ. FT**
- 1.2 Minimum Lot Width: 140 SQ. FT**
- 2. Maximum Building Height: 3200 SQ. FT**
- 3. Maximum Building Size: 1**

**4. Maximum Number of Buildings: 1**

**5. Building Setback Lines**

Front Yard: EXISTING

Rear Yard: EXISTING

Side Yard: EXISTING

Corner Side Yard: EXISTING

**6. Sight-proof Screening: EXISTING**

**7. Landscaping: EXISTING, PLUS 10 FT PROPOSED LANDSCAPING. REFER TO SITE PLAN.**

**8. Signs: EXISTING**

**8.1 Free standing accessory signs**

**8.2 Attached signs**

**8.3 Non-Accessory Signs**

**8.4 Electronic Message Display signs**

**9. Access: NW 39<sup>TH</sup> ST.**

**10. Sidewalks EXISTING**

**II. Other Development Regulations:**

**1. Architecture: EXISTING BUILDING, BUILT IN 1964, MADE OF ALL BRICK.**

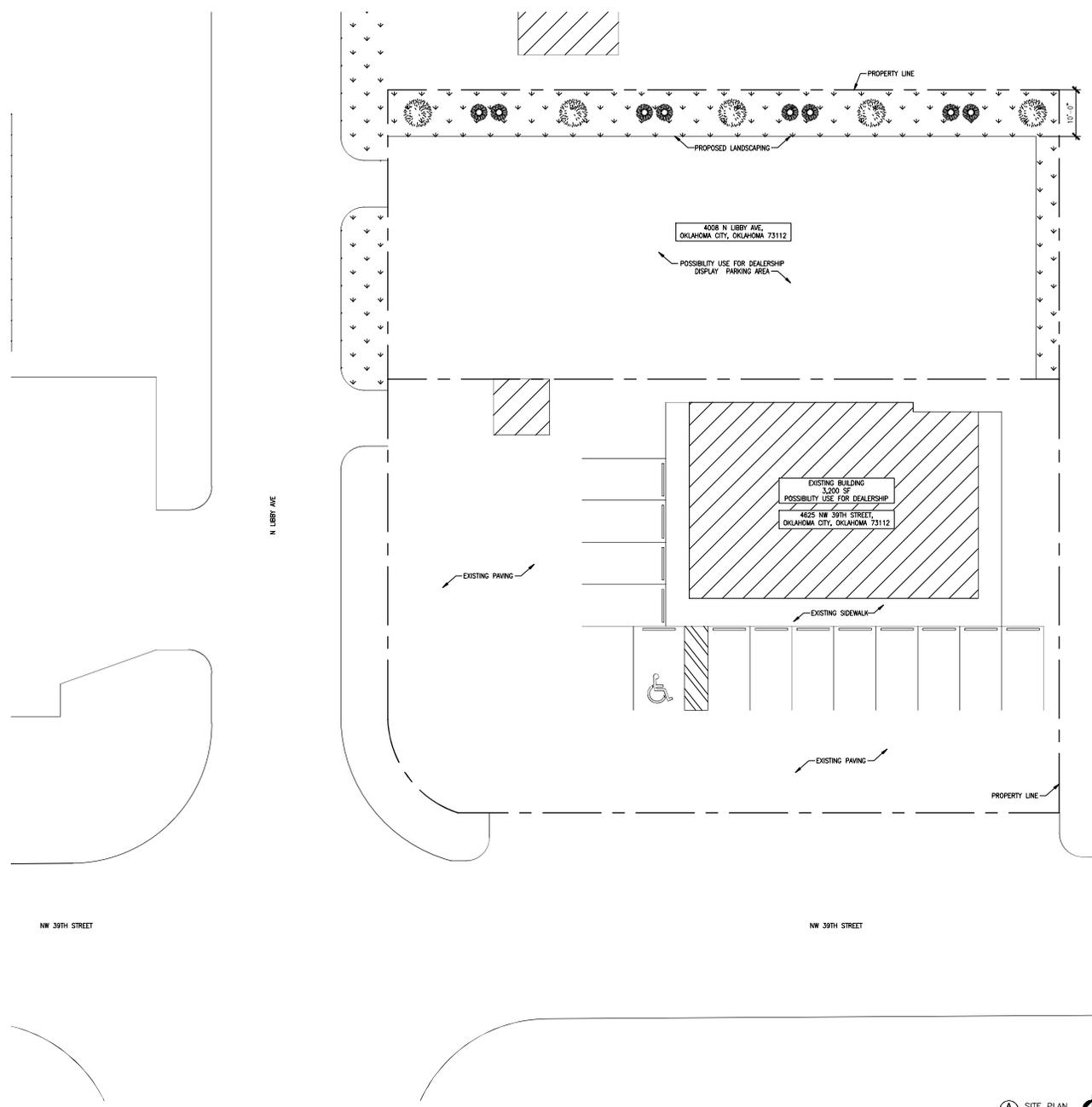
Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

- 2. Open Space: NONE**
- 3. Street Improvements: EXISTING**
- 4. Site Lighting: EXISTING**
- 5. Dumpsters: NONE**
- 6. Parking: 12 PARKING SPACES, PLUS 1 ADA HANDICAP, REFER TO SITE PLAN.**
- 7. Maintenance: NONE**
- 8. Drainage: EXISTING**
- 9. Other: NONE**

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan



**FULL LEGAL DESCRIPTION**

4008 N LIBBY AVE, OKLAHOMA CITY, OKLAHOMA 73112  
 Full Legal Description: ROCK VILLAGE ADD 001 019

4625 NW 39TH STREET, OKLAHOMA CITY, OKLAHOMA 73112  
 Full Legal Description: ROCK VILLAGE ADD 001 020

**LANDSCAPING POINTS**

**PLANT LIST**

POINTS	QUANTITY	SIZE	SYM.	COMMON NAME	POINTS
12	5	2" CAL	(Symbol)	PANICLED GOLDEN RAIN TREE	60 POINTS
3	8	5" GAL	(Symbol)	FRASER'S SPINOSA EVERGREEN	24 POINTS
1 PT/SY	188	N/A	(Symbol)	BERMUDA SOD	47 POINTS
					<b>132 POINTS PROVIDED</b>

NOTE:  
 THE IRRIGATION METHOD = HOSE BIB CONNECTION WITHIN 100' OF ALL LANDSCAPING

SPUD-1733 Exhibit B



**ZORA MAZROEI**  
 4625 NW 39th ST. & 4008 N LIBBY AVE.  
 OKLAHOMA CITY, OK 73112

Project Number 25007  
 Date 04.18.2025

**A100**