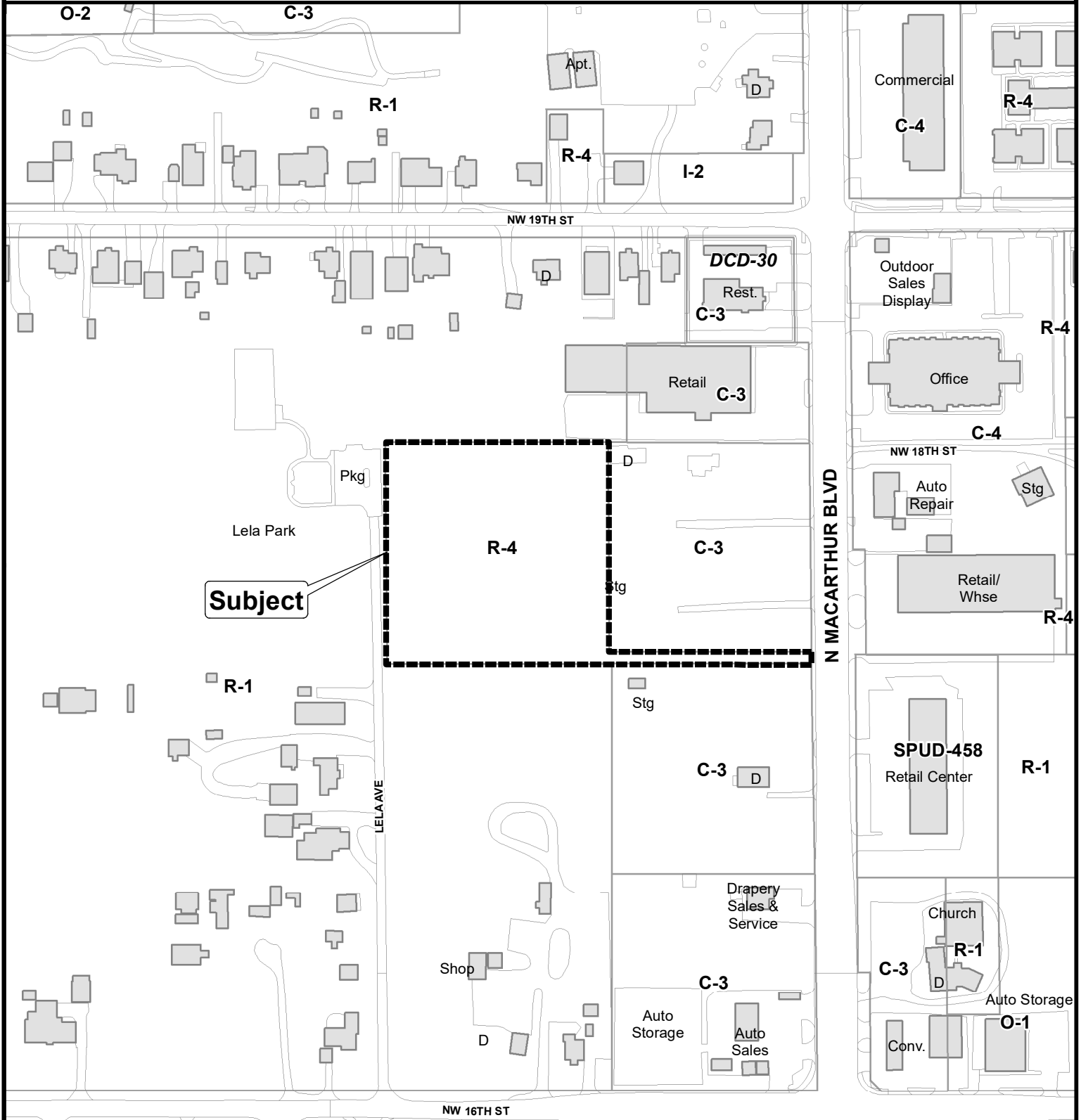


Case No: SPUD-1621

Applicant: SM Corp, LLC

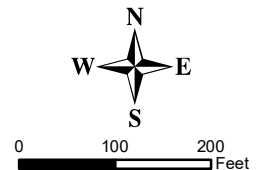
Existing Zoning: R-4

Location: 1821 N. MacArthur Blvd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-10891
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

Red River Homes
Terry Moore
2129 W Hefner
Oklahoma City, Oklahoma 73120
405-620-4968
Terry@redriverokc.com

SPUD-10891 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 **Commercial 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:

Storage Unit Building

1.1 Minimum Lot Size: 330x329.4

1.2 Minimum Lot Width:330x329.4

2. **Maximum Building Height:10 ft**

3. **Maximum Building Size:45x200**

4. Maximum Number of Buildings:10

5. Building Setback Lines

Front Yard: 5ft

Rear Yard: 5ft

Side Yard: 5ft

Corner Side Yard:

6. Sight-proof Screening: Wood fencing

7. Landscaping: Trees and plants

8. Signs: Building attached signs

8.1 Free standing accessory signs

8.2 Attached signs

8.3 Non-Accessory Signs

8.4 Electronic Message Display signs

9. Access: Keypad Gate

10. Sidewalks None

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:

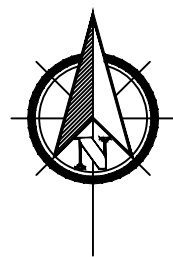
- 3. Street Improvements: None**
- 4. Site Lighting: Building Attached**
- 5. Dumpsters: 1**
- 6. Parking: Office area 4 regular – 2 handicap**
- 7. Maintenance:**
- 8. Drainage: Slope to storm inlets**
- 9. Other:**

III. Supporting Documents

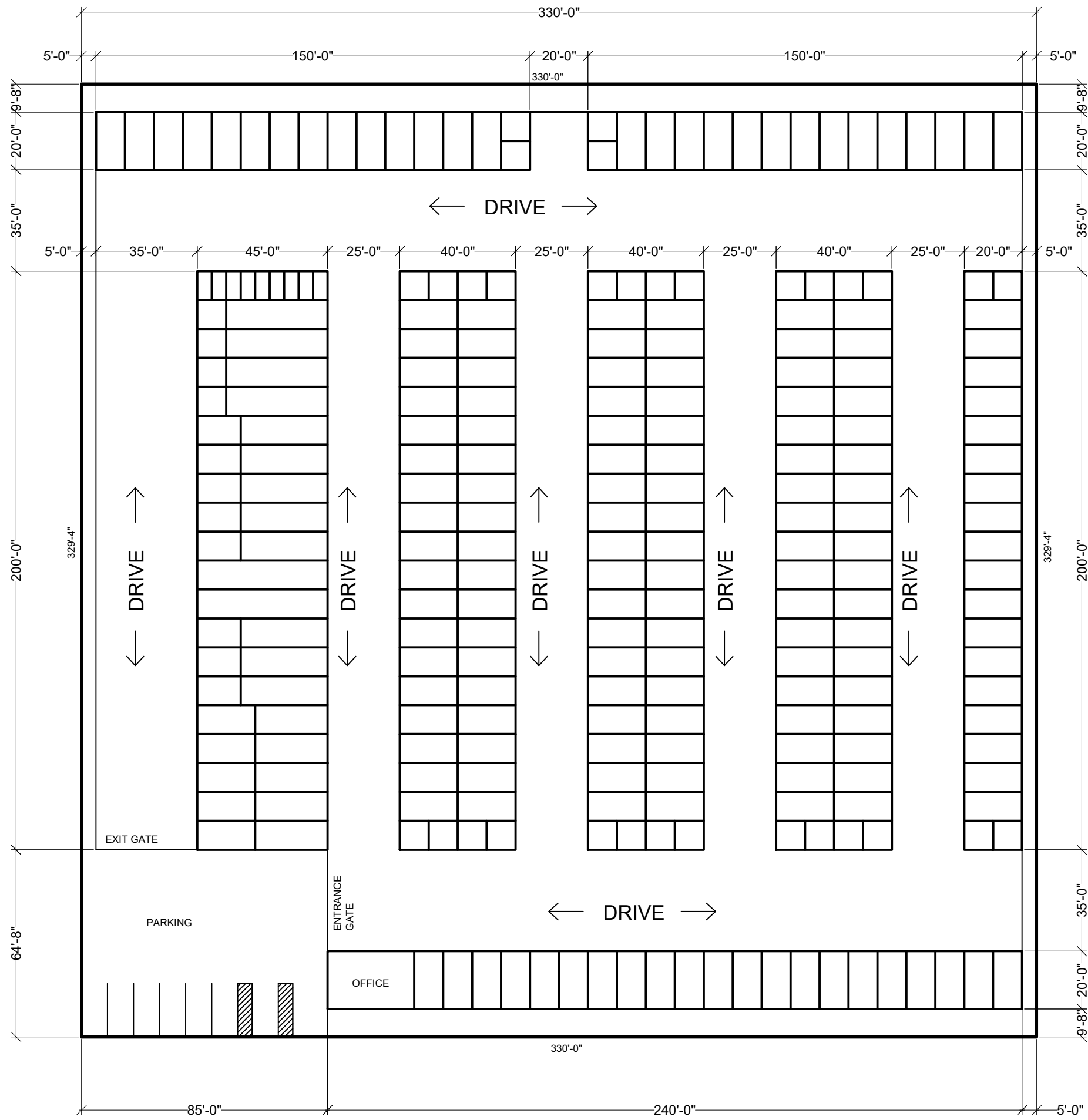
Exhibit A: Legal Description

Exhibit B: Site Plan

Unpltd pt Sec 28 T12N R4W 000 000 Pt NE4 Sec 28 T12N R4W Beg at SW/C of E/2 S/2 NE4 SE4
NE4 Th N329.33' W330' S329.33' E330' to beg plus Beg at SE/C of S/2 NE4 SE4 NE4 Th
W330'N19.33'E330' S19.33' to beg subj to esmts of record



NLELA AVE



Layout 3

NUMBER OF UNITS	
SIZE	NUMBER OF UNITS
5X10	9
10X10	36
10X15	8
10X20	180
10X25	5
10X30	8
10X35	4
10X45	2
TOTAL UNITS	252