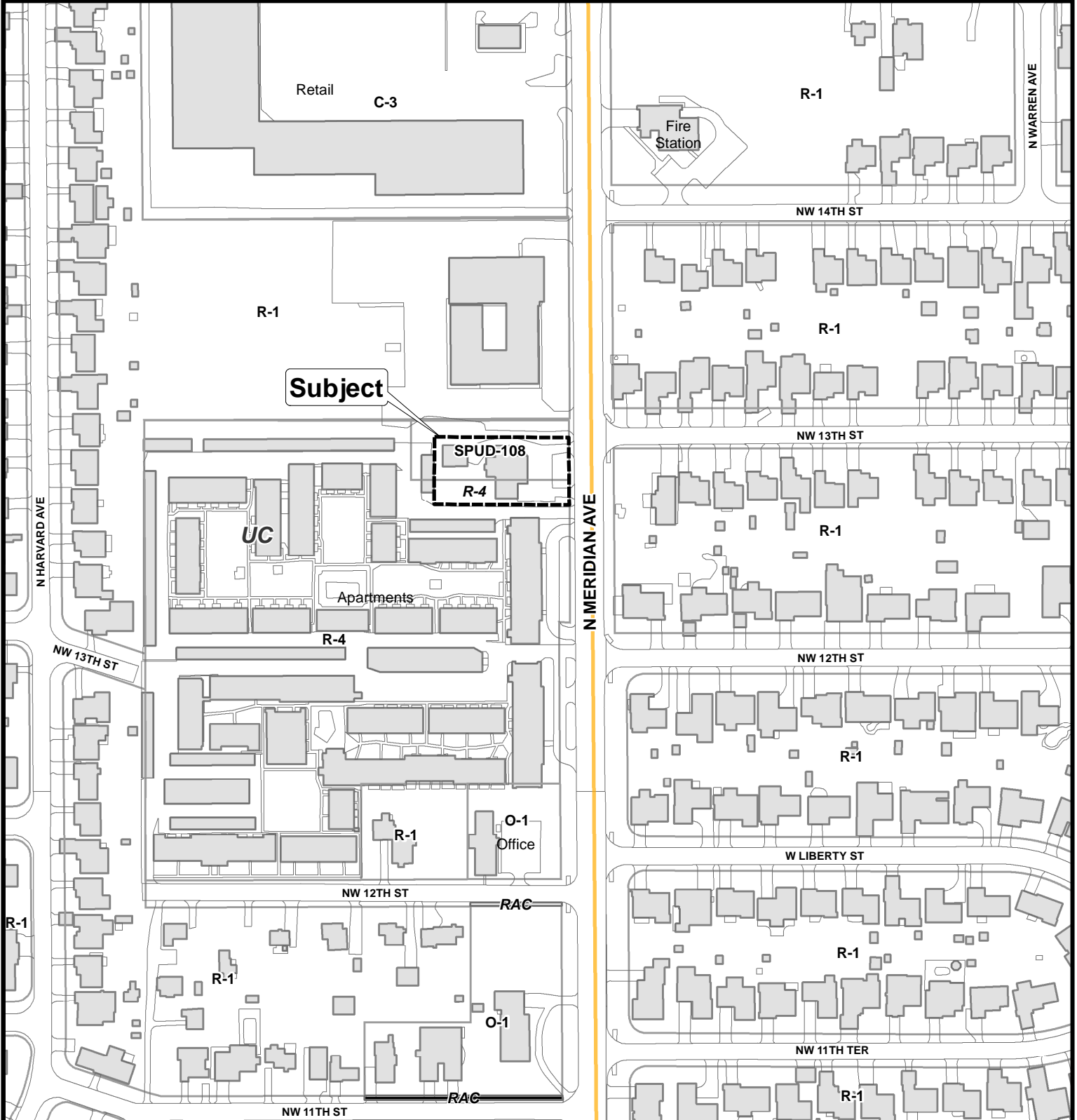


Case No: SPUD-1680

Applicant: Rizviz Properties, LLC

Existing Zoning: SPUD-108 / R-4 / UC

Location: 1321 N. Meridian Ave.

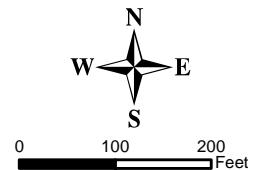


Note: "Subject" is located approximately 1,552' North of NW 10th St.



The City of OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-
1321 NORTH MERIDIAN AVENUE
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

ELLIOTT ARCHITECTS !
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.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 regulations of the **NB, Neighborhood Business 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:

All uses permitted in the NB – Neighborhood Business – District uses.

2. **Maximum Building Height:** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building height shall be per NB Neighborhood Business District regulations and all applicable guidelines.
3. **Maximum Building Size:** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building size shall be per NB Neighborhood Business District regulations and all applicable guidelines.

4. **Maximum Number of Buildings:** : The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building size shall be per NB Neighborhood Business District regulations and all applicable guidelines.
5. **Building Setback Lines :** The building setbacks of the existing structures shall be deemed to conform to applicable regulations. In the event of a new structure, base zoning requirements for building setbacks shall apply.
6. **Sight-proof Screening:** The existing sight-proof screening shall be permitted to remain and shall be deemed to conform to applicable regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, architectural metal, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque.
7. **Landscaping:** The existing landscaping shall be permitted to remain and shall be deemed to conform to applicable regulations. In the event of a new structure, landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs:**
 - 8.1 **Free standing accessory signs :** Any new free-Standing Accessory signs shall meet all requirements of the City of Oklahoma City's sign ordinance in place at the time of development.
 - 8.2 **Attached signs :** Any new attached signs shall meet all requirements of the City of Oklahoma City's Sign Ordinance in place at the time of development.
 - 8.3 **Non-Accessory Signs :** None allowed.
 - 8.4 **Electronic Message Display signs :** Signs for non-residential uses shall meet all requirements of the City of Oklahoma City's Sign Ordinance in place at the time of development.

9. **Access:** Access shall be via the existing drives onto North Meridian Avenue. If new drives are constructed for access, they shall be designed and constructed in accordance with the applicable requirements of the City of Oklahoma City that are effective at the time of construction.
10. **Sidewalks :** In the event of a new structure, five-foot sidewalks shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA requirements.

II. Other Development Regulations:

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry or decorative concrete masonry units, and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; composition shingle roof shall be allowed with a minimum 4:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if the exterior is re-modeled, shall conform to the new architecture regulations.
2. **Open Space:** N/A
3. **Street Improvements:** N/A
4. **Site Lighting:** The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:** 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 any new development, the design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. The site shall have provision for bicycle parking.

7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

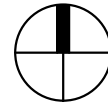
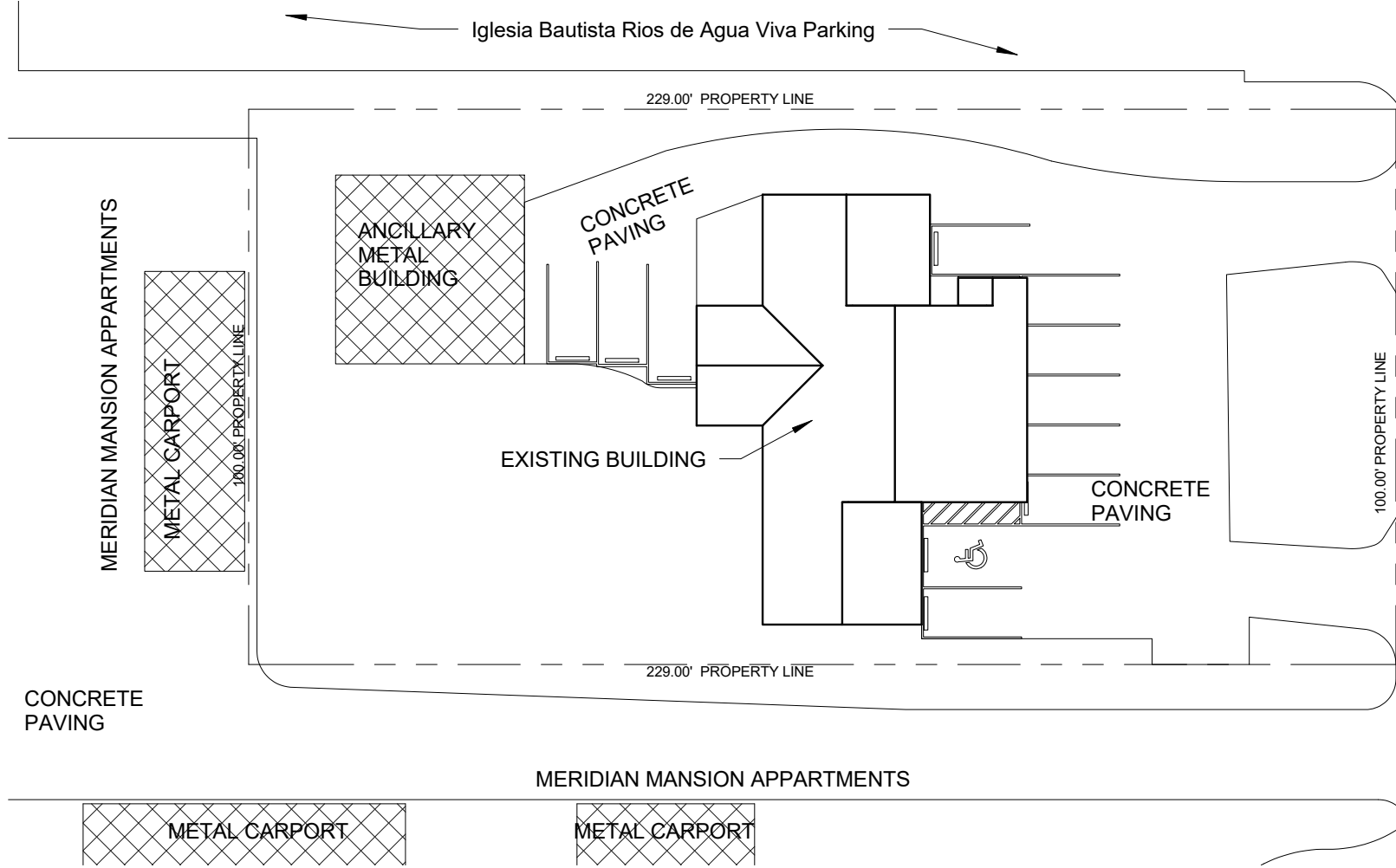
Exhibit A: Legal Description

Exhibit B: Site Plan

LEGAL DESCRIPTION

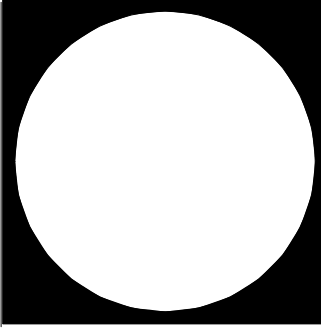
WEED NATION #2 – 1321 NORTH MERIDIAN AVENUE, OKLAHOMA CITY, OK 73107

The North 100 feet of the East 229 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.



1 SITE PLAN
1" = 30'-0"

NORTH MERIDIAN AVENUE



**Elliott
Architects Inc.**

900 N.W. 6th Street
Oklahoma City, Oklahoma 73106
Phone: (405) 272.0600
Email: create@elliottarchitects.com

SITE PLAN

WEED NATION #2 DISPENSARY

1321 NORTH MERIDIAN AVENUE
OKLAHOMA CITY, OK 73107

PROJECT: 22418

DATE: 09/12/24

REVISIONS

1

SHEET:

A1.0