

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1433

MASTER DESIGN STATEMENT FOR

Design Build Masonry

~~6/8/2022~~

7/21/2022

PREPARED FOR:

**Design Build Masonry
Mr. Trey Hiersche III
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Edmond, OK 73013**

PREPARED BY:

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SPUD-1433 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).

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, which are in effect at the time of development of this Simplified Planned Unit Development. 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.

This SPUD shall be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be the only uses permitted within this SPUD:

- a) Administrative and Professional Offices (8300.1)
- b) Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- c) Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)
- d) Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- e) Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- f) Automotive and Equipment: Storage (8300.21)
- g) Building Maintenance Services (8300.23)
- h) Business Support Services (8300.24)
- i) Communications Services: Antennas (8300.27)
- j) Communications Services: Limited (8300.29)
- k) Communications Services: Telecommunication Towers (8300.30)

- l) Construction Sales and Services (8300.31)
- m) Custom Manufacturing (8350.3)
- n) Industrial, Moderate (8350.7)
- o) Industrial, Light (8350.8)
- p) Light Public Protection and Utility: General (8250.12)
- q) Light Public Protection and Utility: Restricted (8250.13)
- r) Outdoor Sales and Display, and Outdoor Storage (8300.54), as modified herein
- s) Personal Storage (8300.60)
- t) Repair Services: Consumer (8300.61)
- u) Research and Development (8350.10)
- v) Research Services: Restricted (8300.62)
- w) Retail Sales and Services: General (8300.63)
- x) Wholesaling, Storage and Distribution: Restricted (8350.16)

The intent of the developer is to construct an office and shop buildings in order to operate a construction sales and services business. All uses required to operate a construction sales and services business will be permitted.

2. Maximum Building Height:

Two story and 35 feet

3. Building Setback Lines:

North: In accordance with base zoning
South: In accordance with base zoning
East: In accordance with base zoning
West: 15 feet

4. Sight-proof Screening:

Sight proof screening shall not be required except around outdoor storage and service areas. Security fencing shall be permitted in accordance with the Municipal Code.

5. Landscaping:

The subject parcel shall meet requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Landscaping within the entirety of the SPUD shall count towards meeting all landscape requirements for each permit.

6. Signs:

Signs shall be in accordance with the regulations of the I-1 Light Industrial District, except as modified herein.

6.1 Freestanding Accessory Signs:

Free-standing signs shall have no less than 25 square feet of landscaping at the base. Signs shall be covered with a material consistent with the buildings they serve.

6.2 Attached Signs:

Attached signs shall be in accordance with the base zoning district.

6.3 Non-Accessory Signs:

Non-Accessory signs are prohibited.

6.4 Electronic Message Display Signs:

Electronic Message Display signs are prohibited.

7. Access:

Access to this site will be from the existing driveway and up to one new driveway onto the I-35 Service Road, having a minimum separation of 125 feet. Access to adjoining properties is permitted.

II. Other Development Regulations:

1. Architecture:

Building facades facing west towards I-35, and within the westernmost 25 feet of the site, shall consist of a minimum of 70% brick, rock, stone or other masonry, exclusive of doors and windows. Garage bays shall be located behind a building or screened from view from I-35, unless the overhead doors for garage bays are constructed of glass and metal and have a storefront appearance

2. Outdoor Storage:

Outdoor storage of equipment and materials and service areas shall be permitted but screened from view of Interstate 35 with a fence and/or landscaping per Code, or by a building

Outdoor storage , display and/or sales shall be permitted to be on a gravel surface.

3. Street Improvements:

No street improvements will be required.

4. Dumpsters:

Dumpsters shall be screened from public view and shall be placed no closer than 50-feet from any residential structure.

5. Parking:

Parking shall conform to Chapter 59, Section 10600 of the OKC Municipal Code, except as otherwise provided herein.

Parking spaces in front of overhead doors shall be permitted and counted toward meeting parking requirements.

6. Maintenance:

Maintenance of all common areas and amenities shall be the responsibility of the owners of said property.

7. 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.

8. Drainage

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for SPUDS, provided the SPUD is developed with drainage areas confined to common areas or private drainage easements. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Conceptual Plan

EXHIBIT A

LEGAL DESCRIPTION

DESIGN BUILD MASONRY

9020 N. INTERSTATE 35 SERVICE ROAD

A part of the Northeast Quarter of Section 31, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of said NE/4, said point being a 3/8 inch iron pin;

THENCE S 00°35'11" E, along the West line of said NE/4, a distance of 840.72 feet to a point;

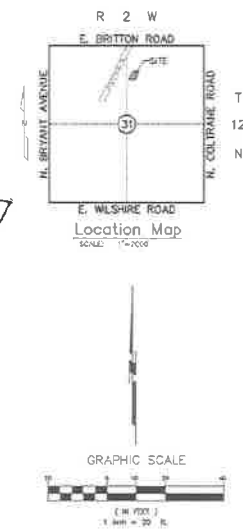
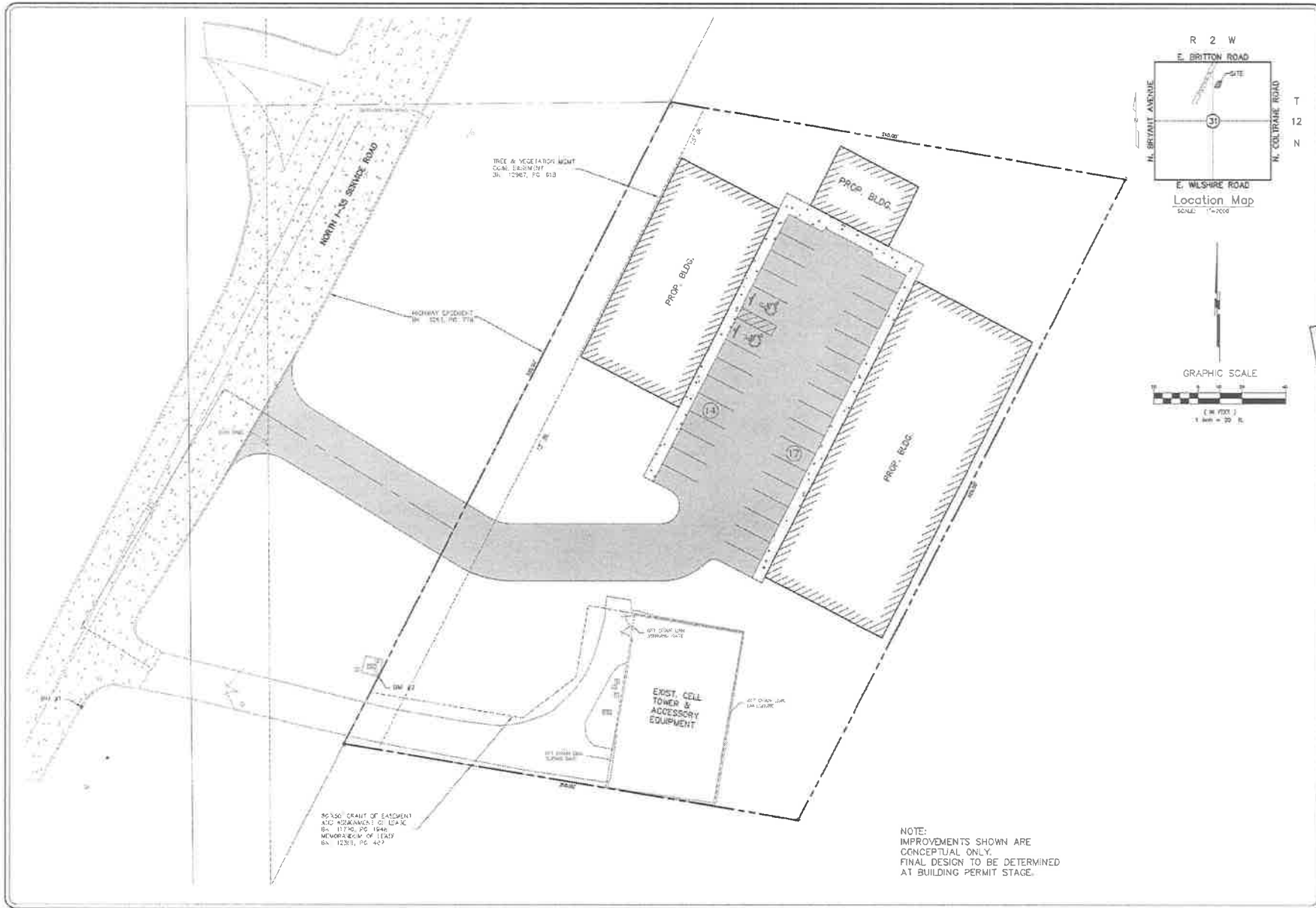
THENCE N 89°24'49" E a distance of 214.01 feet to the point of beginning; said point being a 3/8 inch iron pin on the Easterly right-of-way line of Interstate Highway 35;

THENCE S 27°14'08" W, along said Easterly right-of-way line, a distance of 325.00 feet to a 3/8 inch iron pin;

THENCE S 80°30'29" E a distance of 210.00 feet to a 3/8 inch iron pin;

THENCE N 27°14'08" E a distance of 325.00 feet to a 3/8 inch iron pin;

THENCE N 80°30'29" W a distance of 210.00 feet to the POINT OF BEGINNING, containing 65,000 square feet or 1.4922 acres, more or less.



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PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
DESIGN AND SHOULD NOT BE USED
FOR CONSTRUCTION

DESIGN BUILD MASONRY
9020 N I-35 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA
CONCEPTUAL PLAN
EXHIBIT B

| NO. | DESCRIPTION | DATE |
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EXH-B