

**APPROVED**

8-15-2023

BY THE CITY COUNCIL

*Arny H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1532**  
**MASTER DESIGN STATEMENT FOR**  
**N. Council & W. Wilshire Blvd.**

**May 4, 2023**

**May 24, 2023**

**June 7, 2023**

**June 22, 2023**

**PREPARED BY:**

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# **SPUD-1532 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:

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

8300.1	Administrative and Professional Offices
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing

8300.34	Eating Establishments: Drive-In*
8300.35	Eating Establishments: Fast Food*
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window*
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General

\*Drive thru speakers shall be located no closer than 150 feet away from residential uses

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be 9,600 square feet.

**4. Maximum Number of Buildings:**

There shall be a maximum of five (5) buildings within this SPUD.

**5. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

**6. Sight-proof Screening:**

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

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. A 10-foot landscape buffer of canopy trees on 25' centers shall be required along the west boundary of the SPUD where adjacent to residential uses.

## **8. Signs:**

### **8.1 Free standing accessory signs**

There shall be a maximum of two (2) freestanding signs ground/monument signs and shall be a maximum 8 feet in height and a maximum 100 square feet in area.

### **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 prohibited.

### **8.4 Electronic Message Display signs**

Electronic Message Display signs will be prohibited.

## **9. Access:**

There shall be one (1) access drive off of N. Council Rd. and one (1) emergency access point off of NW 76<sup>th</sup> St.

## **10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

## **II. Other Development Regulations:**

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, metal, 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.

### **2. Open Space:**

Open space shall be in accordance with the base zoning district.

### **3. Street Improvements:**

N/A.

**4. Site 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.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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 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

Exhibit A

LEGAL DESCRIPTION

Wilshire & Council  
4.5 Acre Tract

March 30, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING;

THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet;

THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73;

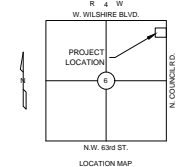
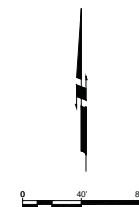
THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract);

THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract;

THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

Containing 195,923 square feet or 4.4978 acres, more or less.

Basis of Bearing: The East line of said Northeast Quarter (NE/4) having a bearing of South 00°22'05" East.



## EXHIBIT B

### N Council and W Wilshire Blvd

Conceptual Site Plan  
+/- 40,200 Total Office/Retail SF  
157 Total Paking Spaces



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

PHOTOGRAPHY SURVEYORS PLANNERS  
4/11/23

Conceptual site plan showing feasible option  
permitted under proposed rezoning