

APPROVED

9-26-2023

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1536

MASTER DESIGN STATEMENT FOR

1229 NW 122ND St.

May 11, 2023
July 26, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD-1536 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 **O-2 General Office 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
8150.7. Horticulture.
8300.55. Participant Recreation and Entertainment: Indoor
8300.58. Personal Services: General.
8300.59. Personal Services: Restricted.
8300.60. Personal Storage.
8300.61. Repair Services: Consumer.
8300.62. Research Services: Restricted.
8350.16 Wholesaling, Storage & Distribution: Restricted.

2. Maximum Building Height:

35 Feet.

3. Building Setback Lines

Front Yard: 25 feet

Rear Yard: 25 feet

West Side Yard: 30 feet

East Side Yard: 5 feet

4. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot high fence or wall shall be required near the west property boundary where abutting a residential use. Said fence shall be constructed of stucco, stone, wood or iron and/or any combination thereof and shall be solid and opaque. Said fence shall not be required along the north one hundred fifty feet (150') of the west property boundary or where there is a natural, undisturbed wooded area at least twenty (20) feet in width. Sight-proof screening shall not be required along the north property boundaries. Screening shall be required per Code along the east boundary of the PUD.

5. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development with the following exceptions. Landscaping shall be required per Code along the east boundary of the PUD.

6. Signs:

6.1 Free standing accessory signs

Freestanding signs will be in accordance with the O-2 base zoning district regulations.

6.2 Attached signs

Attached signs will be in accordance with the O-2 base zoning district regulations. No pole signs will be allowed.

6.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the O-2 base zoning district regulations.

6.4 Electronic Message Display signs

Electronic Message Display signs shall be prohibited.

7. Access:

There shall be one access point from NW 122nd Street. Shared driveways will be permitted. Driveway width shall not exceed 32 feet.

8. Sidewalks:

A five (5) foot sidewalk shall be constructed along NW 122nd Street.

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, rock or stone masonry, stucco, EIFS (Exterior Insulation Finish System), and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Concrete block buildings shall not be permitted.

2. Open Space:

Yard requirements in this SPUD shall be the same as the building setback lines described herein.

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 the SPUD shall be in accordance with Section 59 Article X of the Oklahoma City Municipal Code, 2010, as amended, except as noted herein. The number of parking spaces may be reduced by twenty-five percent (25%) of the minimum parking requirement.

7. Stream Bank Preservation:

Drainage and detention for this SPUD will comply with the current City of Oklahoma City drainage ordinance as amended. Development shall be in accordance with the applicable requirements of Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

8. OTHER:

Garage door bays and loading docks shall be interior to the site or may face the substation.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Example / conceptual renderings

Exhibit A
Legal Description

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, LESS AND EXCEPT the West 100 feet of the South 435.60 feet of said W/2 SW/4 SE/4 SE/4 of said Section 17, Township 13 North, Range 3 West of the Indian Meridian.

122ND FLEX SPACE

OVERALL SITE CONCEPT OKLAHOMA CITY, OKLAHOMA

CONCEPT ILLUSTRATION
DRAWING PREPARED JULY 19, 2023

EXHIBIT B



ORIGINAL PAPER SIZE 24X36





EXHIBIT C



EXHIBIT C

