

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD- 1652
MASTER DESIGN STATEMENT

June 13, 2024
Revised July 15, 2024

PREPARED BY:

Olsson, Inc.
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SPUD-1652 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 and AE-1 Airport Environs Zone One Districts** (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:

8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment

1.1 Minimum Lot Size: 40,000 sf

1.2 Minimum Lot Width: 50 ft

2. **Maximum Building Height:** 35 ft

3. **Maximum Building Size:** 8,000 sf

4. Maximum Number of Buildings: 1

5. Building Setback Lines

Front Yard: 25 ft

Rear Yard: None

Side Yard: None

Corner Side Yard: None

6. Sight-proof Screening:

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

7. Landscaping:

The subject site 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: Freestanding signs shall be permitted per base zoning district requirements.

8.2 Attached signs: Attached signs shall be permitted per base zoning district requirements.

8.3 Non-Accessory Signs: Non-accessory signs shall be prohibited.

8.4 Electronic Message Display signs: Electronic message display signs shall be prohibited.

9. Access:

No new driveways shall be permitted from SW 104th Street. Shared cross-access shall be permitted.

10. Sidewalks:

Five (5) foot sidewalks shall be constructed along SW 104th Street, 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 and ADA requirements. 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 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: N/A

3. Street Improvements: N/A

4. Site Lighting: The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

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.

6. Parking: 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.

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 SPUD will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Other: N/A

III. Supporting Documents

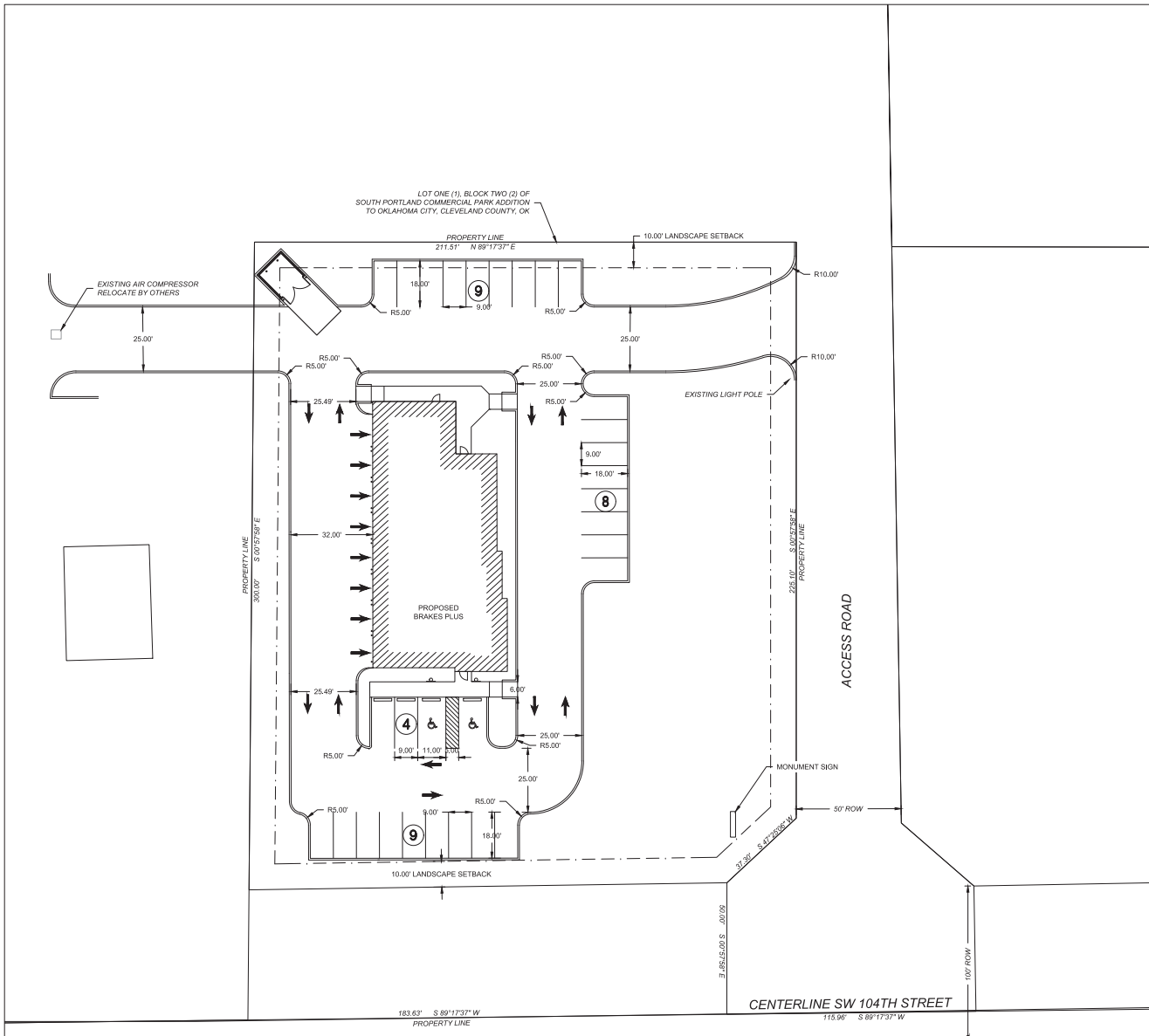
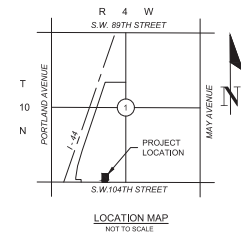
Exhibit A: Legal Description

Exhibit B: Site Plan Exhibits

SPUD-1652 Exhibit A – Legal Description

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows: COMMENCING at southwest corner of said Southwest Quarter; THENCE North $89^{\circ}17'37''$ East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING; THENCE North $00^{\circ}57'58''$ West a distance of 300.00 feet; THENCE North $89^{\circ}17'37''$ East a distance of 211.51 feet; THENCE South $00^{\circ}57'58''$ East a distance of 225.10 feet; THENCE South $47^{\circ}25'06''$ West a distance of 37.30 feet; THENCE South $00^{\circ}57'58''$ East a distance of 50.00 feet to a point on the south line of said Southwest Quarter; THENCE South $89^{\circ}17'37''$ West, along said south line, a distance of 183.63 feet to the POINT OF BEGINNING.

SPUD-1652 Exhibit B



LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southwest corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING;

THENCE North 00°57'58" West a distance of 300.00 feet;

THENCE North 89°17'37" East a distance of 211.51 feet;

THENCE South 00°57'58" East a distance of 225.10 feet;

THENCE South 47°25'06" West a distance of 37.30 feet:

THENCE South 00°57'58" East a distance of 50.00 feet to a point on the south line of said Southwest Quarter;

THENCE South 89°17'37" West, along said south line, a distance of 183.63 feet to the
POINT OF BEGINNING

Said described tract of land contains an area of 61,712 Square feet or 1.4167 acres, more or less.

olsson.

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FAX 405.242.6601
Olsson - Engineering
Oklahoma COA #2483

[illegible]

CONCEPT PLAN

BRAKES PLUS
3301 104TH, OKLAHOMA CITY, OK 73173

2024

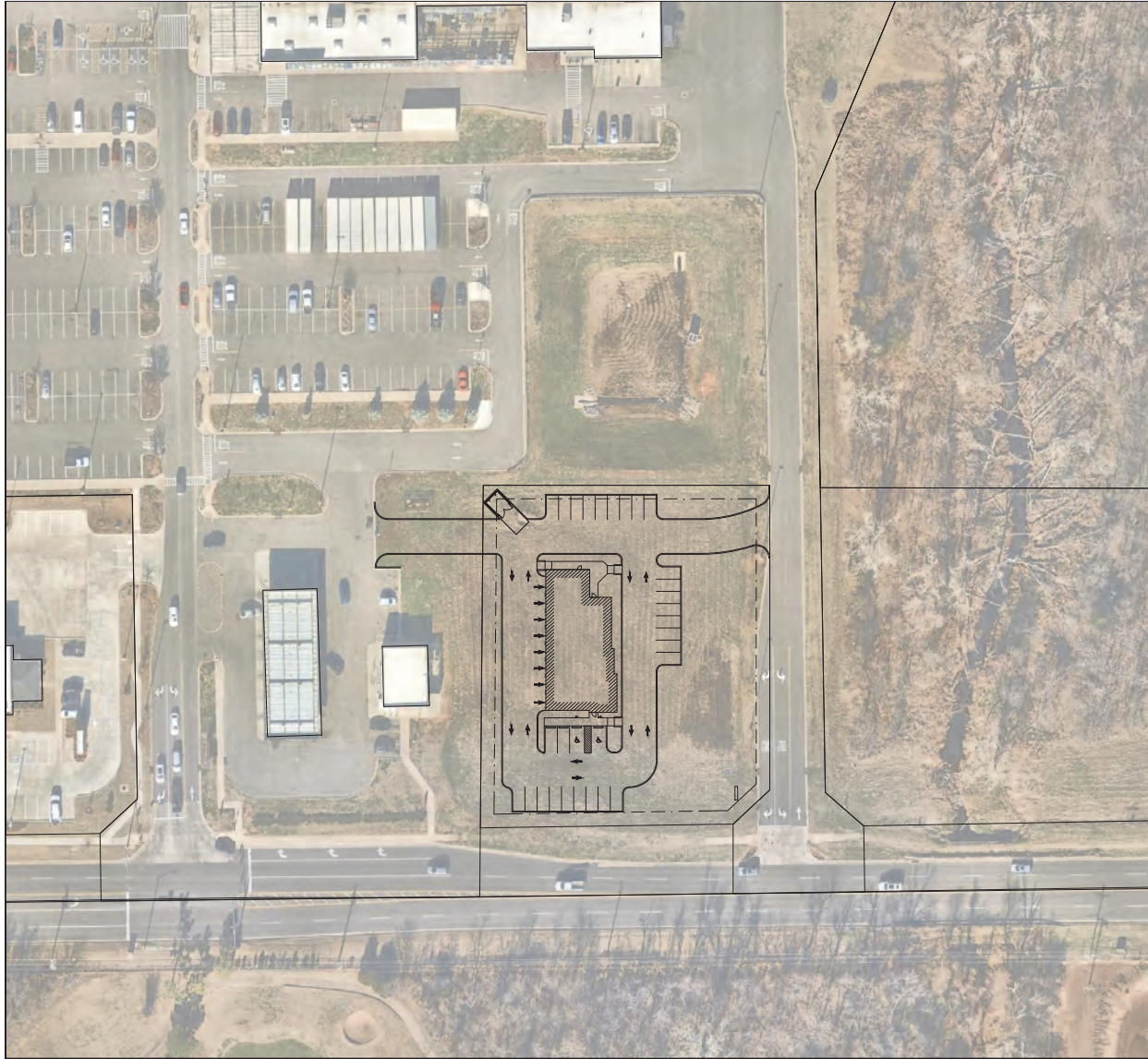
OKLAHOMA CITY, OK

drawn by: _____
checked by: _____
designed by: _____
QA/QC by: _____
project no.: 024-02322
date: 08.13.2024

SHEET
EET 1 OF 3

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DATE: Jun 13, 2024 11:59am USER: sdarr





BRAKES PLUS
3301 104TH, OKLAHOMA CITY, OK 73173

OKLAHOMA CITY, OK

drawn by: _____
checked by: _____
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SHEET
SHEET 3 OF 3

[illegible]

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KEYNOTES

1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK
COLOR: #685 SM

2. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2835
CRAFTSMAN BROWN

3. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834
BIRDSEYE MAPLE

4. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105
DIVINE WHITE

5. METAL MAN DOOR. PAINT TO MATCH MASONRY

6. ALUMINUM/GLASS STOREFRONT
CLEAR ANODIZED ALUMINUM

7. ALUMINUM SECTIONAL OVERHEAD DOORS
CLEAR ANODIZED ALUMINUM

8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)

9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO
MATCH FINISH ANODIZED STOREFRONT FRAMING

10. NOT USED.

11. DECORATIVE LIGHT FIXTURE.

12. KEY DROP BOX

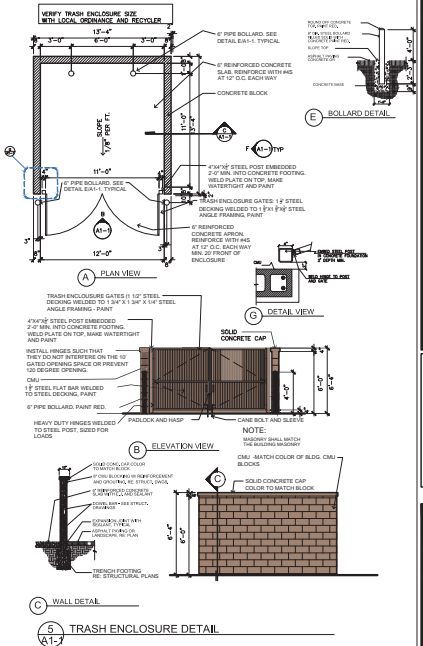
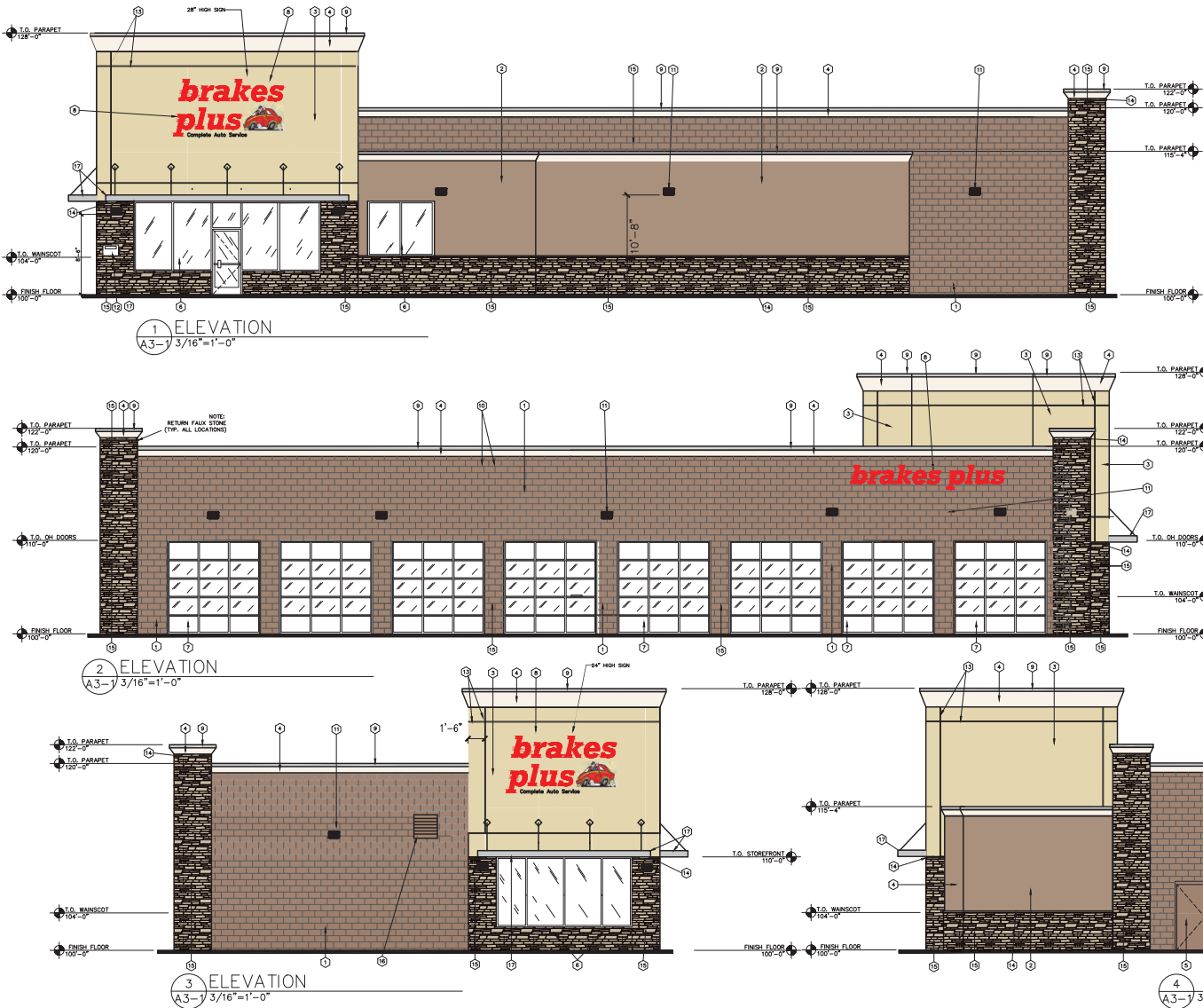
13. 1 1/2" X 3/4" REVEAL

14. WATER SILL - FAUX STONE - CULTURED STONE - WHITE
OAK COUNTRY LEDGESTONE CV-20046

15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY
LEDGESTONE CV-20046

16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK

17. METAL AWNING - BERRIDGE "ZINC-COTE"



BRAKES PLUS

REVISION

DATE

COMMENTS

ACCODEV JOB #

CLIENT JOB #

DRAWN BY

CHECKED BY

DATE OF ISSUE

SHEET

1

EXTERIOR ELEVATIONS

