

APPROVED

8-13-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1642
4220 NORTH CLASSEN
MASTER DESIGN STATEMENT

May 28, 2024
Revised June 11, 2024

PREPARED BY:

ELLIOTT ARCHITECTS
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.com

SPUD-1642 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 **C-1, Neighborhood Commercial and Classen Boulevard Overlay District (CBO)** (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 |
| 8300.52 | Medical Services : General |
| 8300.53 | Medical Services : Restricted |
| 8300.59 | Personal Services : Restricted |
| 8300.63 | Retail Sales and Service : General |
| 8350.3 | Custom Manufacturing |

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 C-1 Neighborhood Commercial District regulations and all applicable guidelines and regulations of the Classen Boulevard Overlay District (CBO).
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 C-1 Neighborhood Commercial District regulations and all applicable guidelines and regulations of the Classen Boulevard Overlay District (CBO).
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, the maximum number of buildings shall be per C-1 Neighborhood Commercial District regulations, and all applicable guidelines and regulations of the Classen Boulevard Overlay District (CBO).

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:**

The existing ground and attached signage shall be permitted to remain and shall be deemed to conform to applicable regulations.

8.1 Free standing accessory signs : Any new freestanding signs shall be per base zoning. No pole signs will be allowed.

8.2 Attached signs : Any new attached signs shall be per base zoning.

8.3 Non-Accessory Signs : None allowed.

8.4 Electronic Message Display signs : None allowed.

9. 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.

10. Access: One (1) access drive from Classen Boulevard will be allowed, and one access drive from Northwest 43rd Street will be allowed.

Access shall be via the existing shared drives onto Classen Boulevard and NW 42nd Street. 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.

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 6:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment, in accordance with the regulations of the Classen Boulevard Overlay District (CBO). Existing buildings may remain as constructed, and if re-modeled, shall conform to the architecture regulations of this SPUD.

2. Open Space: NA

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:** 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 PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that the minimum number of parking spaces shall be twenty (20). 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

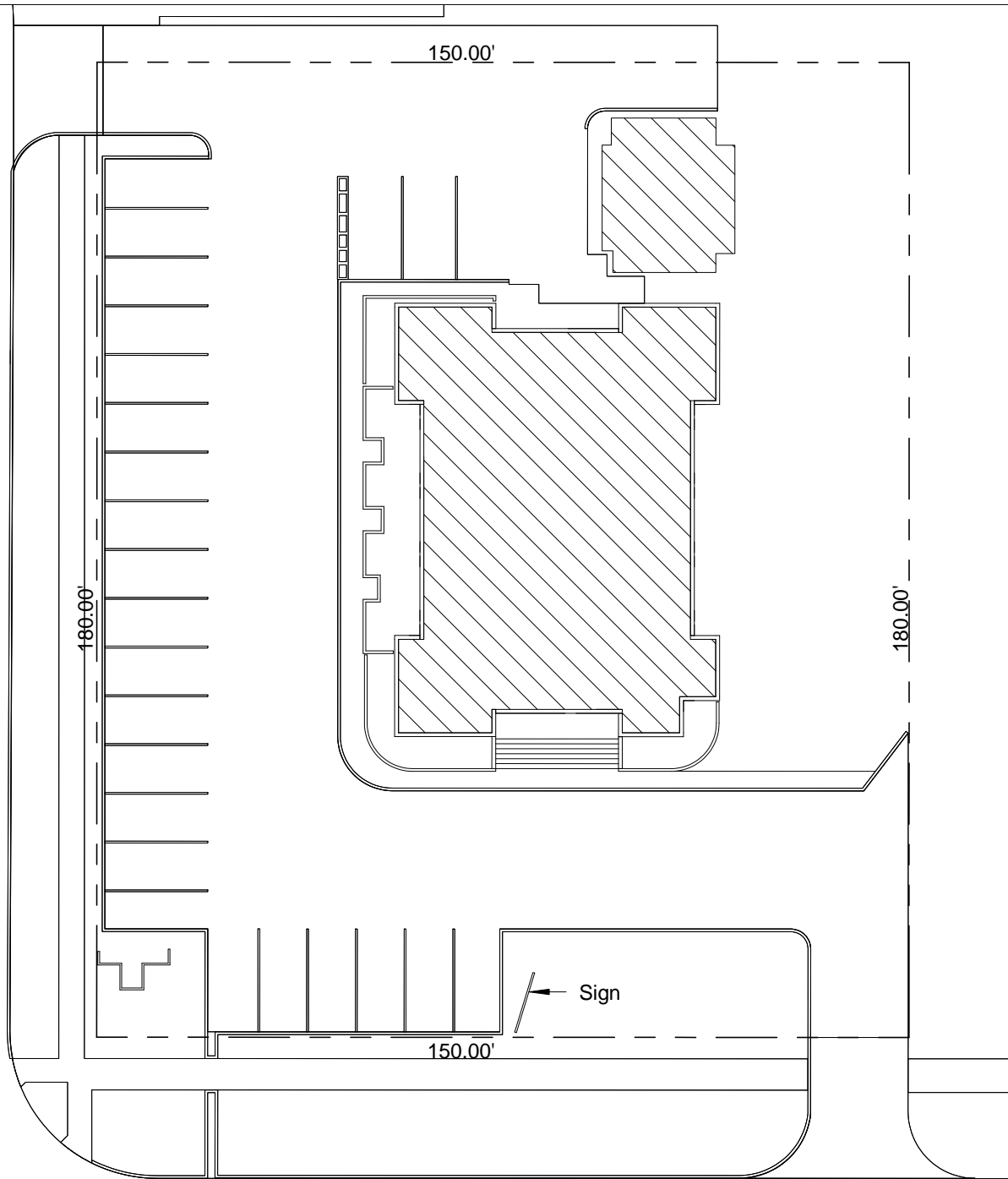
Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1642 Exhibit A – Legal Description

Lots One (1) and Two (2) , in Block Thirty (30), of Putnam Heights Addition to Oklahoma City, Oklahoma county, Oklahoma, according to the recorded plat thereof.

Northwest 42nd Street



North Bound

-10' 1' 10' 50'
0 5' 20'

1

SITE

1" = 30'-0"

North Classen Blvd

4220 North Classen Boulevard

SITE PLAN
SPUD-1642 Exhibit B

22408

05/01/2024

A1