

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1614**  
**MASTER DESIGN STATEMENT**

**15901 N Rockwell Ave**

**March 11, 2024**

**PREPARED BY:**

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# **SPUD-1614 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, 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-1, "Neighborhood 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:

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Child Care Centers (8300.25), outdoor play area permitted
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2), ancillary to a childcare facility
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)

- Medical Services: General (8300.52)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55), limited to uses ancillary to childcare
- Personal Services: General (8300.58)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Single Family Residential (8200.14)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

N/A

**5. Building Setback Lines:**

North: 15 feet  
 East (N Rockwell Ave): 25 feet  
 West: 15 feet  
 South: 15 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be required for this SPUD along the west and south property lines adjacent to existing single-family homes and only where new development occurs.

This SPUD shall be permitted the use of coated/treated chain link fencing to secure the site and play area for the children.

**7. Landscaping:**

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

If developed as commercial, A 5-foot landscape buffer shall only be required along the west and south property lines adjacent to single family homes and only where new development occurs. Any other uses shall meet the City of Oklahoma City Landscaping Ordinance.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

No pole signs will be allowed.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

**8.2 Attached Signs**

Attached signs shall be in accordance with the C-1, "Neighborhood Commercial" District regulations.

**8.3 Non-accessory Signs**

Non-accessory signs are not permitted in this SPUD.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**9. Access:**

Access shall be taken from N Rockwell Avenue via a maximum of one (1) private drive.

**10. Sidewalks:**

There is an existing 5-foot sidewalk along N Rockwell Avenue. Should said sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. All sidewalks shall be in place prior to any occupancy certificates being issued.

## **II. OTHER DEVELOPMENT REGULATIONS:**

### **1. Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed untreated metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

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

N/A

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

N/A

### **4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

### **7. Maintenance:**

N/A

**8. Drainage:**

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

**9. Platting:**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

**10. Other:**

N/A

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1614 Exhibit A  
LEGAL DESCRIPTION

Hartwig Retail

November 7, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said NE/4;

THENCE North 00°14'39" East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING;

THENCE North 89°44'23" West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47;

THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2;

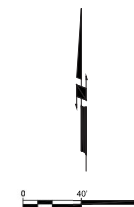
THENCE South 89°44'03" East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7801, Page 0492, and the Warranty Deed filed in Book 14002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed;

THENCE South 00°14'39" West, along and with said East line, a distance of 243.49 feet to the PONT OF BEGINNING.

Containing 198,301 square feet or 4.5524 acres, more or less.

Basis of Bearing: The bearing of North 00°14'39" East as shown for the East line of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian on the Plat ROCKWELL PARK SECTION 2 filed in Book PL76, PAGE 47.





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Exhibit B  
Conceptual Site Plan

53 Total Parking Spaces  
+/-4.55 Acres



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ENGINEERS SURVEYORS PLANNERS  
3/27/24

Conceptual site plan showing feasible option  
permitted under proposed rezoning