

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1619**  
**MASTER DESIGN STATEMENT**

**April 19, 2024**  
**Revised May 10, 2024**

**PREPARED BY:**

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# **SPUD-1619 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 **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

- |         |                                                                           |
|---------|---------------------------------------------------------------------------|
| 8300.1  | Administrative and Professional Offices                                   |
| 8300.8  | Animal Sales and Services: Grooming                                       |
| 8300.13 | Automotive: Parking Lots, as a Principal Use                              |
| 8300.23 | Building Maintenance Services                                             |
| 8300.60 | Personal Storage                                                          |
| 8300.24 | Business Support Services                                                 |
| 8250.15 | Moderate Impact Institutional, limited to motorcycle instruction/training |

2. **Minimum Lot Width:** The minimum lot width shall be 200 feet.
3. **Maximum Building Height:** Maximum building height shall be one story and 20 feet.

4. **Maximum Building Size:** The maximum building size shall be in accordance with the base zoning district.

5. **Maximum Number of Buildings:** The maximum number of buildings shall be one (1).

6. **Building Setback Lines**

Front Yard: Per the base zoning district.

Rear Yard: Per the base zoning district.

Side Yard: Per the base zoning district.

7. **Sight-proof Screening:** Screening requirements shall be in accordance with the base zoning district.

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

Trees shall be preserved to the maximum extent possible.

9. **Signs:**

9.1 **Free standing accessory signs:** One (1) freestanding accessory is permitted within this SPUD, a maximum of 8 feet and a maximum for 100 square feet in area.

9.2 **Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

9.3 **Non-Accessory Signs**

Non-Accessory signs shall be prohibited.

9.4 **Electronic Message Display Signs**

Electronic Message Display signs shall be prohibited.

10. **Access:** A maximum of one (1) driveway is permitted from South Sunnyslane Road. The maximum driveway width shall be 24 feet.

11. **Sidewalks:** Sidewalk requirements shall be those in place at the time of development.

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

- 1. Architecture:** Per the base zoning district, except that exposed metal and exposed concrete block buildings shall not be permitted.
- 2. Open Space:** Per 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, except that lighted outdoor facilities for the Moderate Impact Institutional use shall not be located within 20 feet of the south SPUD boundary.
- 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. Dumpsters shall be a minimum of 50 feet away from a residential 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, except that no parking or loading space shall be located within 20 feet of the South SPUD boundary.
- 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.

## **9. Operating Guidelines**

Motorcycle instruction/training shall be limited to operating during daylight hours, shall be limited to a maximum of 8 motorcycles, and will occur during the months of March through November. The maximum speed shall be 20 mph and engine size less than 300 CCs.

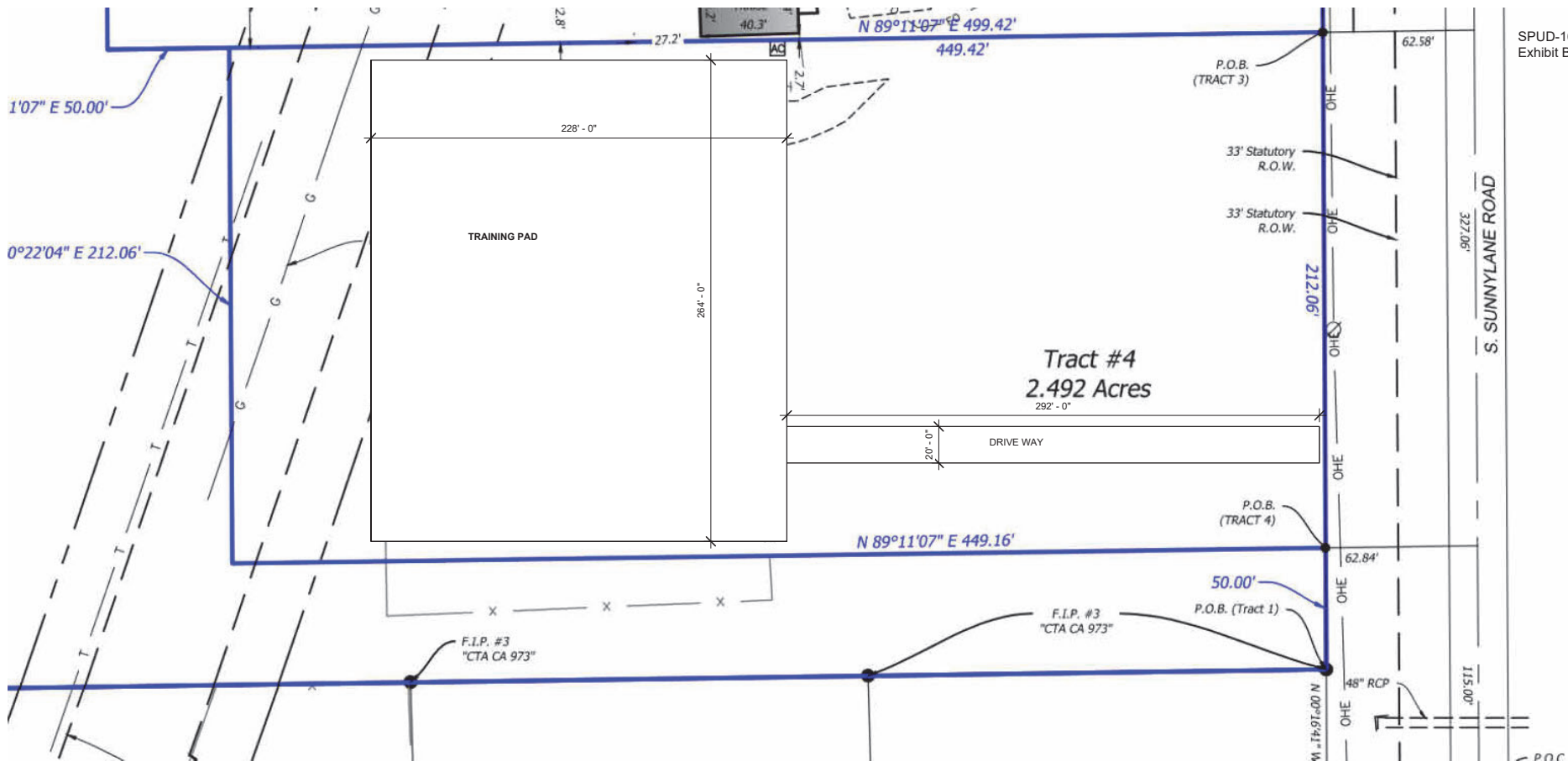
## **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

### **SPUD-1619 Exhibit A – Legal Description**

A tract of land lying in the Northeast Quarter (NE/4) of Section Seven (7), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of the NE/4 of said Section 7; Thence N 00°22'04" W along the East line of said NE/4 a distance of 115.00 feet; Thence S 89°11'07"W a distance of 62.84 feet to a point on the West Right of Way line of Sunnyslane Road as recorded in Deed 167, Page 174 and to the Point of Beginning; Thence continuing S 89°11'07" W a distance of 449.16 feet; Thence N 00°22'04" W parallel with the East line of said NE/4 a distance of 212.06 feet; Thence N 89°11'07" E a distance of 449.42 feet to a point on said West Right-of-Way line; Thence S 00°17'53" E along said West line a distance 212.06 feet to the POINT OF BEGINNING.



SPUD-1619  
Exhibit B

