

**APPROVED**

7-30-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1632**

**MASTER DESIGN STATEMENT FOR**

**13541 N. Indiana Ave.**

**April 30, 2024**

**June 3, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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## **SPUD-1632 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 use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.13	Automotive: Parking as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
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
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

**2. Maximum Building Height:**

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be per the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of two (2) buildings.

**5. Building Setback Lines:**

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

- North: 0 feet
- South: 10 feet
- East: 25 feet
- West: 15 feet

**6. Sight-Proof Screening:**

The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development. Sight-proof screening shall be required where adjacent to residential uses.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding Accessory Signs**

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

**8.2 Attached Signs**

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

**8.3 Non-Accessory Signs**

Non-accessory signs shall not be permitted.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted.

**9. Access:**

Access may be taken from two (2) access points off of N. Indiana Ave. The radius for the access drives shall be in accordance with Exhibit B.

**10. Sidewalks:**

Sidewalks shall not be required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal buildings shall not be permitted.

**2. Open Space:**

N/A.

**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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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.

**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.

**III. Supporting Documents**

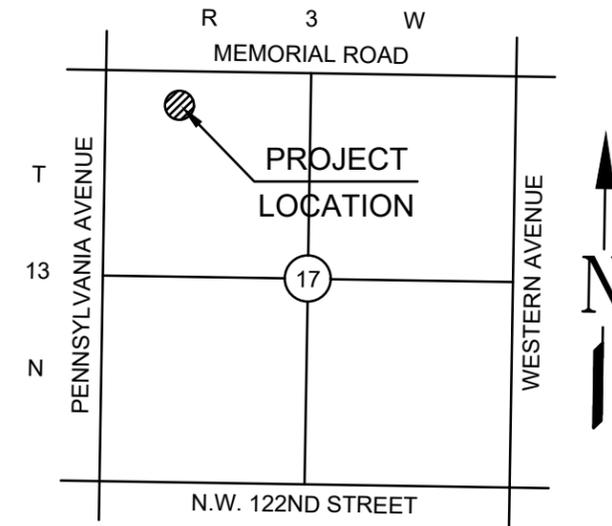
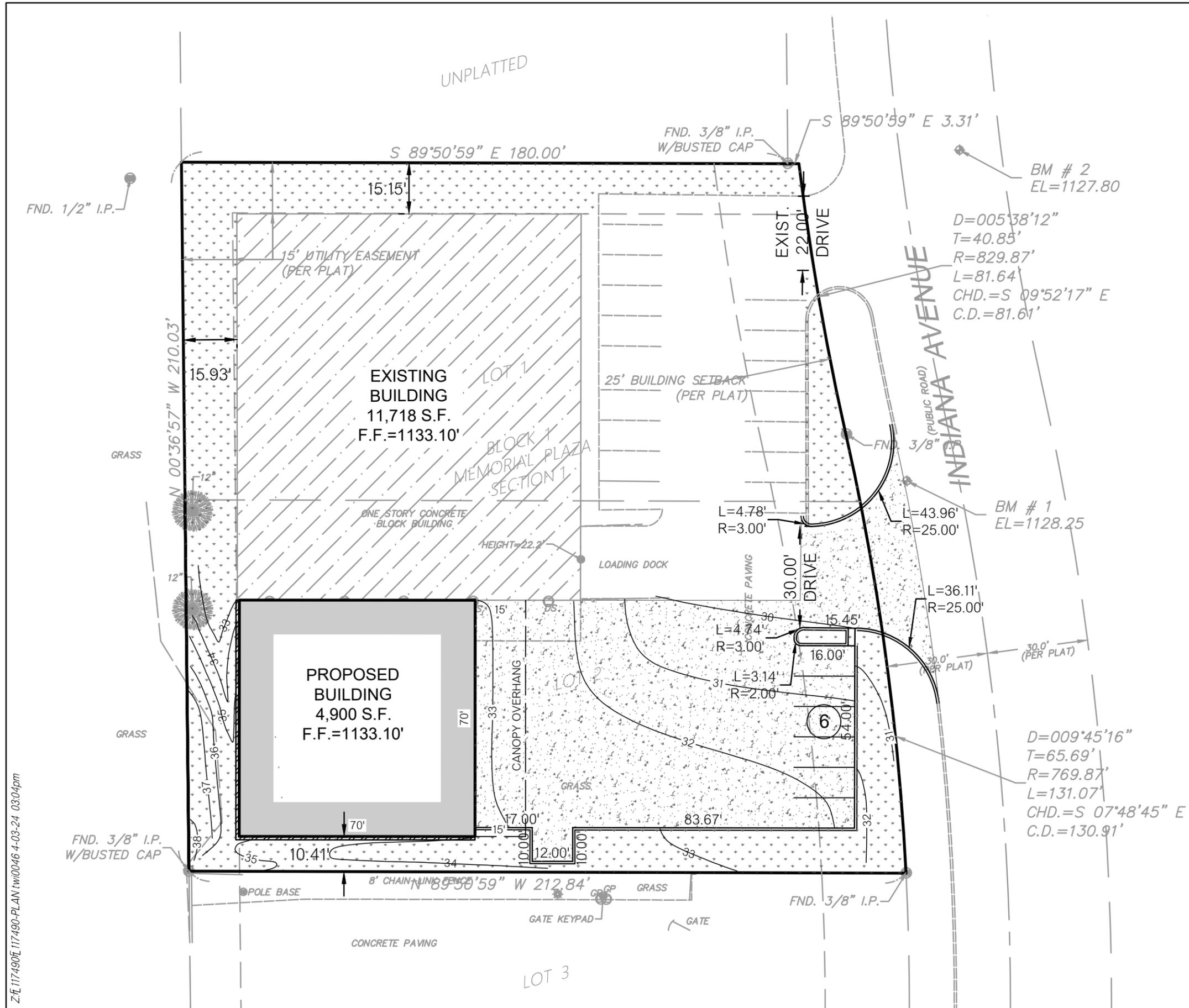
- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan
- Exhibit B-1: Aerial Conceptual Site Plan
- Exhibit C: Topography Map
- Exhibit D: Elevations

**SPUD-1632 Exhibit A**

**LEGAL DESCRIPTION**

Lots One (1) and Two (2), in Block One (1), of MEMORIAL PLAZA, SECTION 1, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Said tract of land contains an area of 41,979 square feet or 0.9637 acres, more or less.



LOCATION MAP  
NOT TO SCALE

SPUD-1632 Exhibit B



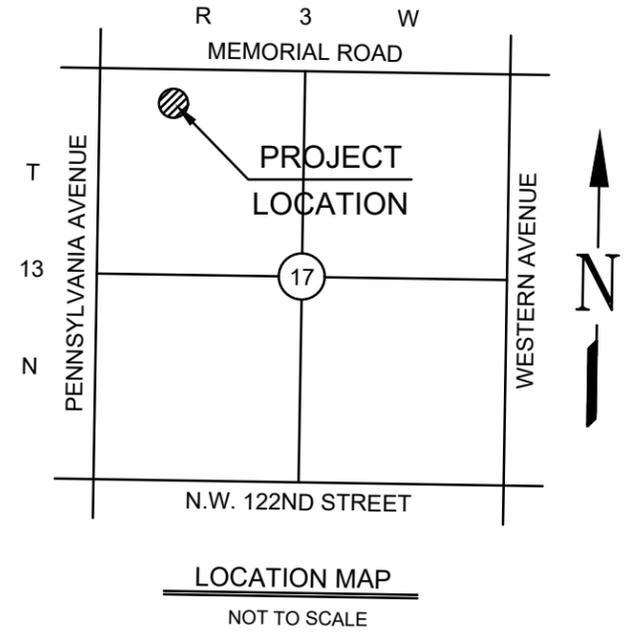
1"=30'

JOHNSTONE SUPPLY  
BUILDING ADDITION  
13541 N. INDIANA AVE  
LOTS 1 & 2, BLOCK 1,  
MEMORIAL PLAZA, SECTION 1  
OKLAHOMA CITY, OKLAHOMA.  
MASTER SITE PLAN

**ENGINEERING  
SURVEYING  
PLANNING**

CERTIFICATE OF AUTHORIZATION  
NO. 3949 EXPIRES JUNE 30, 2025

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**SPUD-1632 Exhibit B-1**



1"=30'

**JOHNSTONE SUPPLY  
BUILDING ADDITION  
13541 N. INDIANA AVE  
LOTS 1 & 2, BLOCK 1,  
MEMORIAL PLAZA, SECTION 1  
OKLAHOMA CITY, OKLAHOMA.  
AERIAL SITE PLAN**

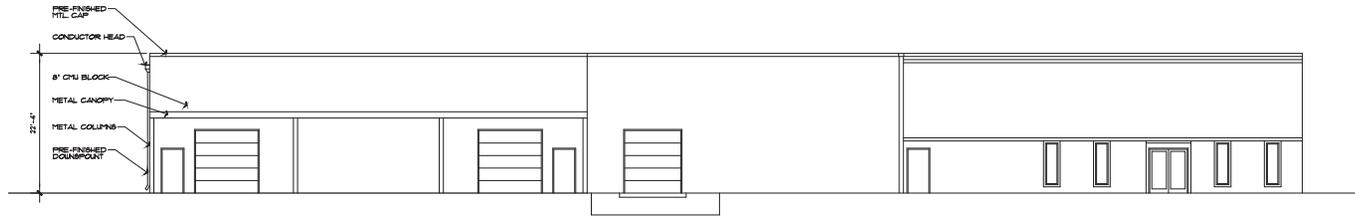
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**SMITH ROBERTS  
BALDISCHWILER, LLC**

**ENGINEERING  
SURVEYING  
PLANNING**

CERTIFICATE OF AUTHORIZATION  
NO. 3949 EXPIRES JUNE 30, 2025

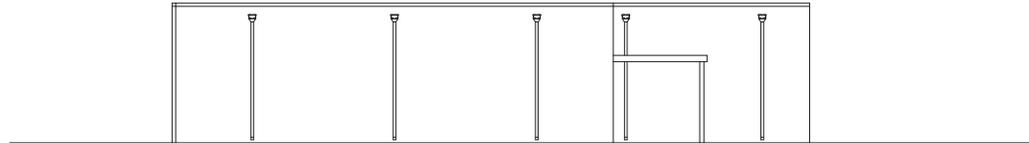




1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

Johnstone Supply  
13541 N. Indiana Ave.  
Oklahoma City, OK

SAM GRESHAM  
ARCHITECTURE  
1000 N. Lincoln Blvd.  
Oklahoma City, OK 73103  
405.842.2998

ELEVATIONS

SPUD-1632 Exhibit D



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PROJECT #: 24001  
DATE: 04.17.24  
DRAWING NO.

PRELIMINARY  
NOT FOR CONSTRUCTION

A3.1