

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1424
MASTER DESIGN STATEMENT

May 20, 2022

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PREPARED BY:

Combs Thiessen PLLC
James Thiessen
228 Robert S Kerr Ste 975
Oklahoma City, OK 73102
405.601.8811 x2
James@CombsThiessen.com

SPUD-1424 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 **0-2 General Office 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 Office (8300.1)

Custom manufacturing (8350.3) **Restricted to indoor only.**

Business Support Services (8300.24)

Medical Services: Restricted (8300.53)

Personal Services: Restricted (8300.59)

Personal Services: General (8300.58)

Research Services: Restricted (8300.62)

2. Maximum Building Height:

Two stories and 30 feet

3. Maximum Building Size:

6,500 square feet

4. Maximum Number of Buildings:

One

5. Building Setback Lines

Front Yard: (east) 15 feet

Rear Yard: (north) 25 feet

Side Yard: (south) 5 feet

Corner Side Yard: (west) 10 feet

6. Sight-proof Screening:

Site-proof screening is not required.

7. Landscaping:

Except as otherwise provided herein, landscaping shall comply with the landscape ordinance in effect at the time of development. Residential buffer will not be required.

8. Signs:

8.1 Free standing accessory signs

One freestanding sign will be allowed within this SPUD and shall be a ground (monument) sign with the maximum size being six feet high and 15-feet wide with 90 square feet in area and shall have no less than 25 square feet of landscaping at the base. The sign shall be covered with a material consistent with the commercial building it serves. No pole signs will be allowed.

8.2 Attached signs

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

8.3 Non-Accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

8.4 Electronic Message Display signs

Electronic Message Display signs are specifically prohibited in this SPUD.

9. Access:

There may be one access point from NW 62nd Street and one access point from North Harvey Avenue in this SPUD.

10. Sidewalks

There are currently no sidewalks in SPUD-657 and none are contemplated at this time.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, split-faced masonry units, rock or stone masonry. No more than 30% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed 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.

Buildings are consistent with Exhibits A-D

2. Open Space:

Unless modified herein, yard requirements in this SPUD shall be the same as 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.

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.

6. Parking:

The number and location of all parking spaces are as shown on the site plan Exhibit D. These parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

7. Maintenance:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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 property areas intended for the use of conveyance of storm water, and/or drainage easements shown.

8. Drainage:

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 property areas intended for the use of conveyance of storm water, and/or drainage easements shown. Development

of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Other:

None

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Schematic Site Plan

Exhibit C: Site Rendering

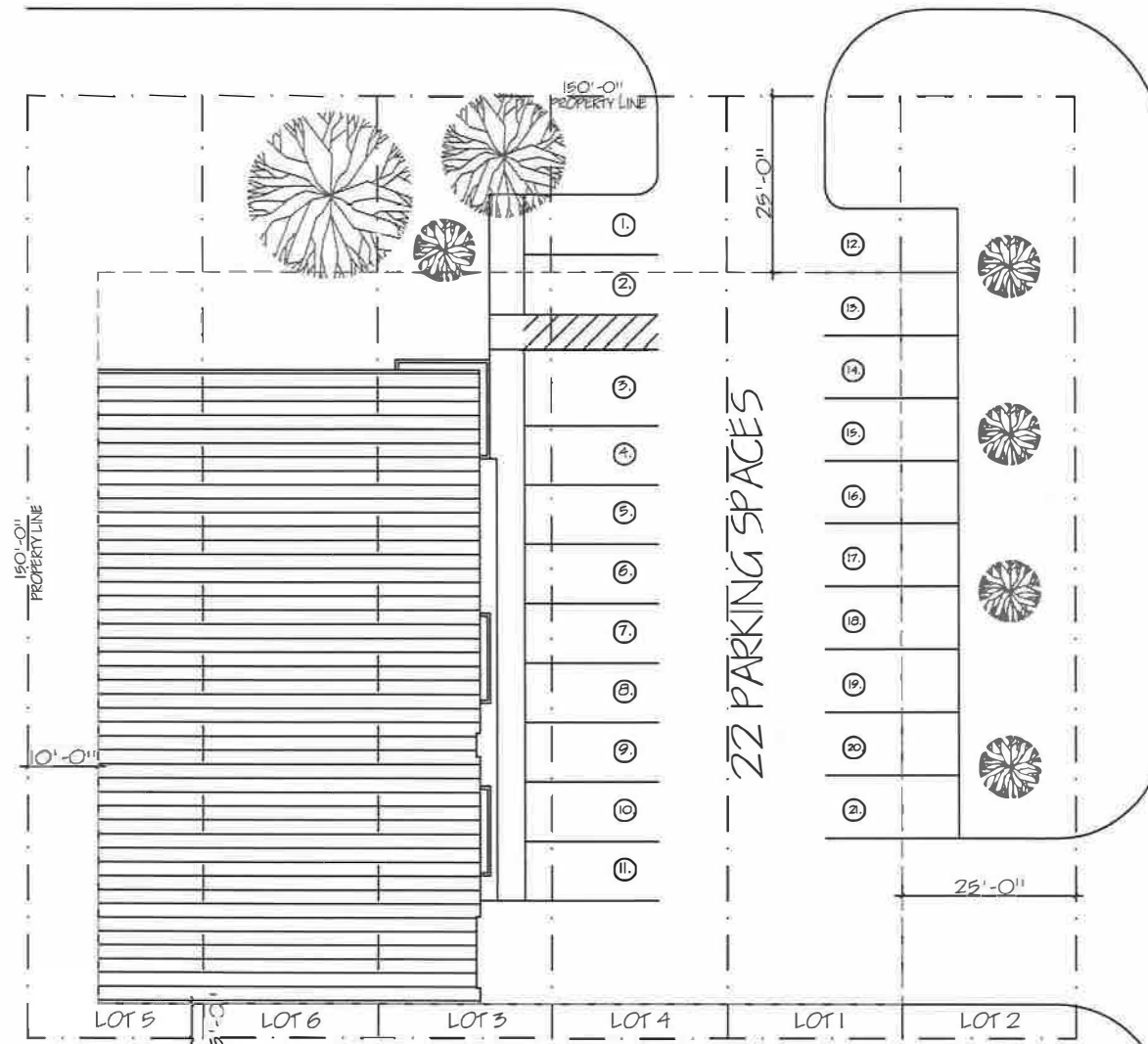
Exhibit D: Elevation Rendering

EXHIBIT A

LEGAL DESCRIPTION

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Five (5), in BELLEVIEW ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

NW 62ND STREET



HARVEY AVENUE



SCHEMATIC SITE PLAN
N.T.S.

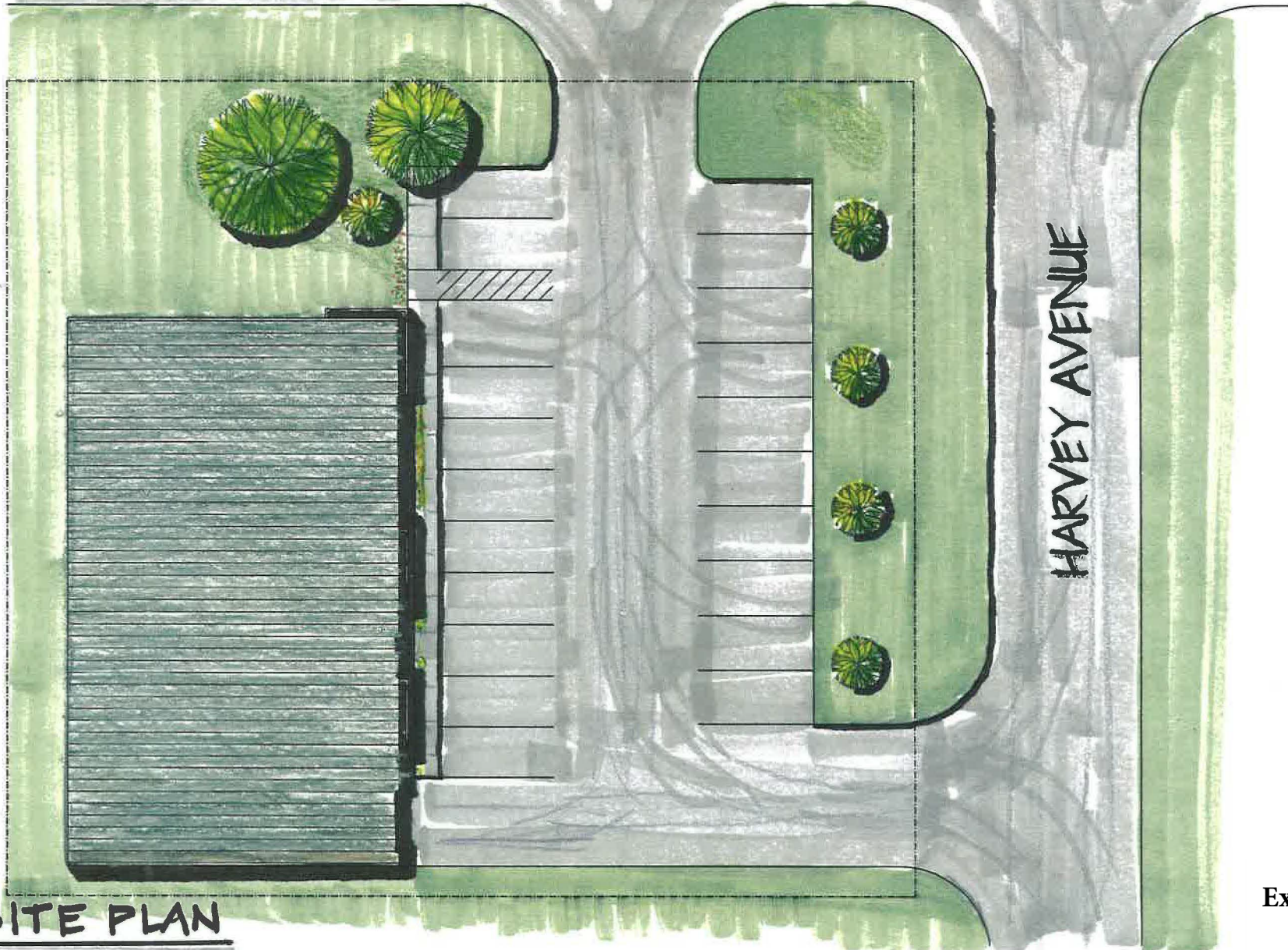
Exhibit B

NW 62ND STREET

HARVEY AVENUE

SITE PLAN

Exhibit C



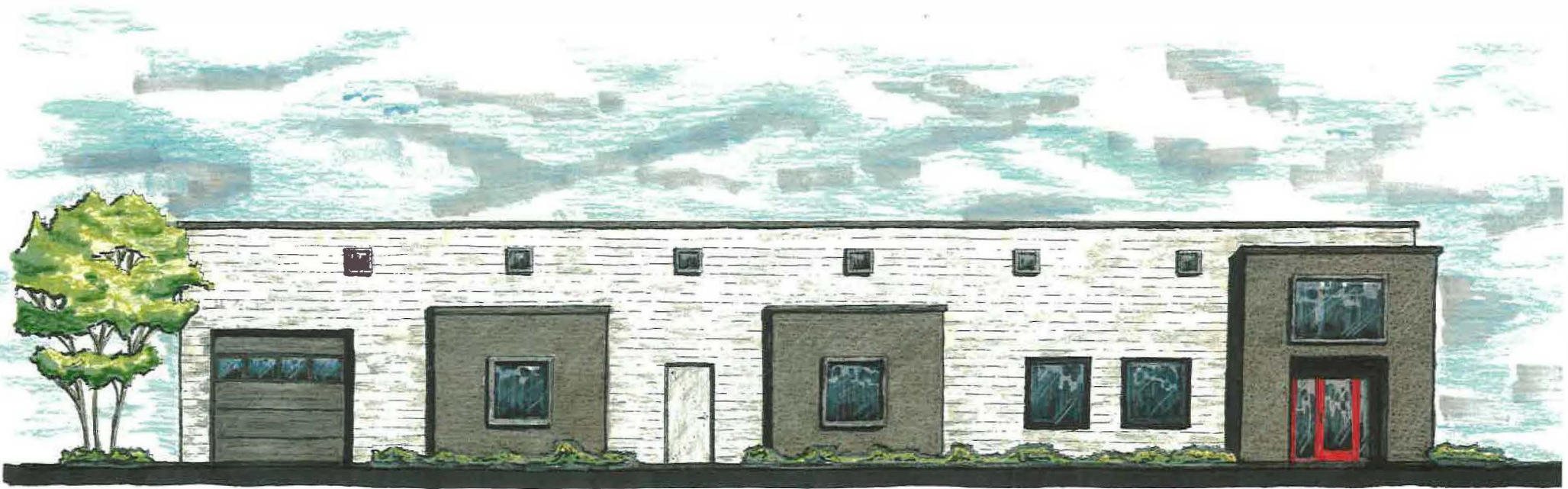


Exhibit D