

APPROVED
3-11-2025

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1683

MASTER DESIGN STATEMENT

December 09, 2024

PREPARED BY:

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SPUD-1683 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 **NB Neighborhood Business District and UD Urban Design Overlay District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

- Dwelling Units and Mixed Use (8200.2)
- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) subject to Special Permit Approval.
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Food and Beverage Retail Sales (8300.41)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Alcoholic Beverage Retail Sales (8300.5)

Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Retail Sales and Services: General (8300.63)
Automotive: Parking Lots as a Principal Use (8300.13)

- 1.1 Minimum Lot Size:** As per Base Zoning and Urban Design Overlay District.
- 1.2 Minimum Lot Width:** As per Base Zoning and Urban Design Overlay District.
- 2. Maximum Building Height:** As per Base Zoning and Urban Design Overlay District
- 3. Maximum Building Size:** As per Base Zoning and Urban Design Overlay District
- 4. Maximum Number of Buildings:** As per Base Zoning and Urban Design Overlay District
- 5. Building Setback Lines:** As per Base Zoning and Urban Design Overlay District
- 6. Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot fence or wall shall be required along the East property boundary. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof.
- 7. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
- 8. Signs:**
 - 8.1 Free standing signs:** As per Base Zoning and Urban Design Overlay Districts, except that no pole signs will be permitted.
 - 8.2 Attached signs:** As per Base Zoning and Urban Design Overlay District.
 - 8.3 Off-Premise Signs / Billboards:** As per Base Zoning and Urban Design Overlay District.
 - 8.4 Electronic Message Display signs:** Shall be prohibited within this SPUD.
- 9. Access:** There shall be one (1) access point from North Classen Boulevard, up to four (4) access points from NW 27th Street, and one (1) access point from NW 26th Street, sized and separated in accordance with the City of Oklahoma City Municipal Code and Public Works policy and procedure at the time of development. Unused access must be removed, curbed, and landscaped.

10. **Sidewalks:** Five-foot sidewalks shall be constructed on North Classen Boulevard, NW 26th Street, and NW 27th Street prior to any occupancy certificates being issued. Six-foot sidewalks shall be constructed if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

Shall be subject to the review and approval of a Certificate of Approval by the Urban Design Commission, as per the Base Zoning and Urban Design Overlay District

2. Open Space: Not Applicable.

3. Street Improvements: Not Applicable.

4. Site Lighting: 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 and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 25 feet from all property lines adjacent to residential zoning/use. The existing cardboard box compactor shall be allowed to remain as currently installed location. Any new or replacement compactors shall be in accordance with this section.

6. Parking: The design and number of all off-street parking facilities provided in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. On-street parking is subject to Traffic Commission Approval and Public Works policies, and procedures.

7. Maintenance: Maintenance of all common areas, private drainage easements, and islands/medians 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 common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

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

9. Other: Not Applicable.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Master Development Plan

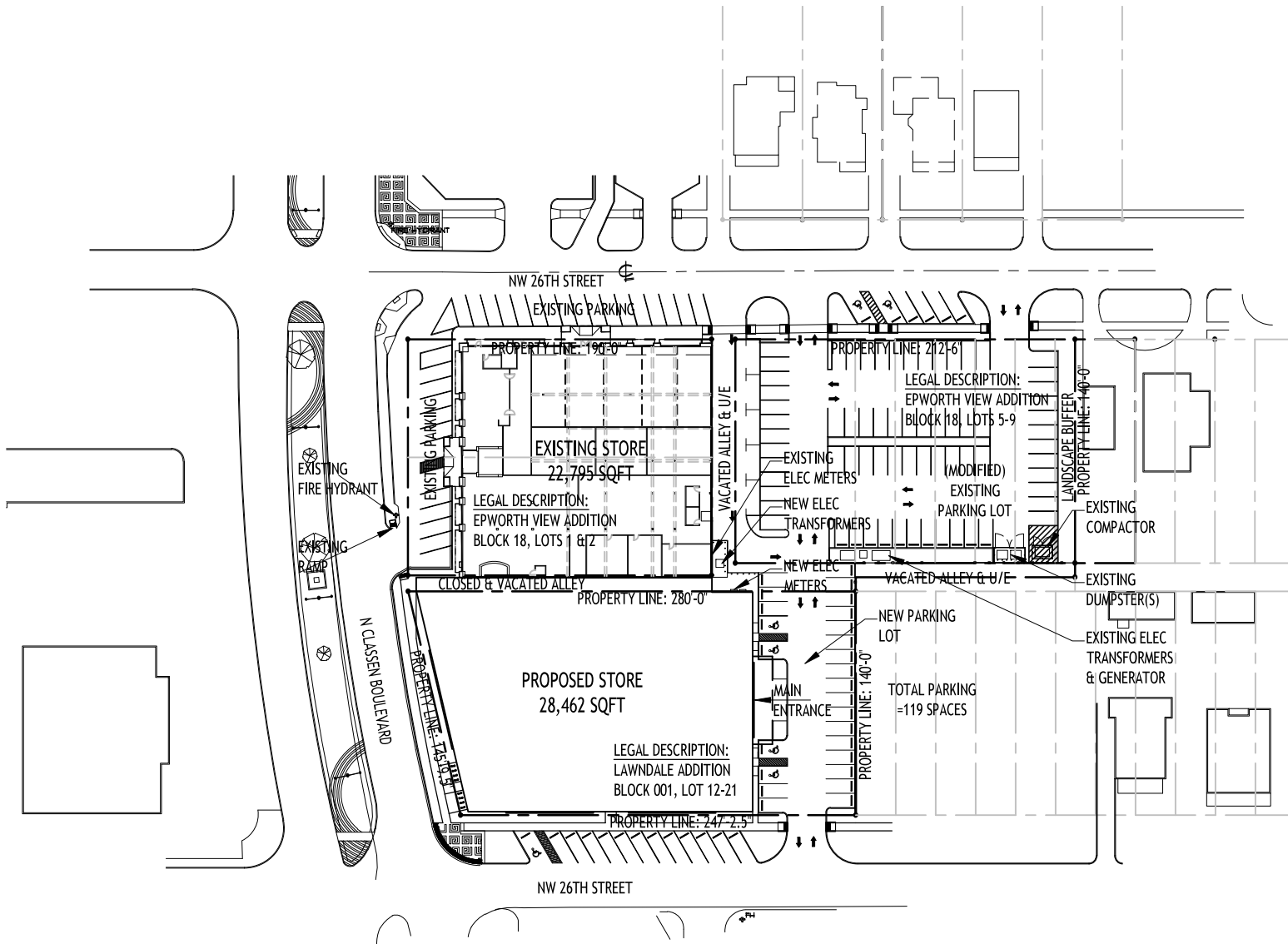
Exhibit C: Existing Site Plan

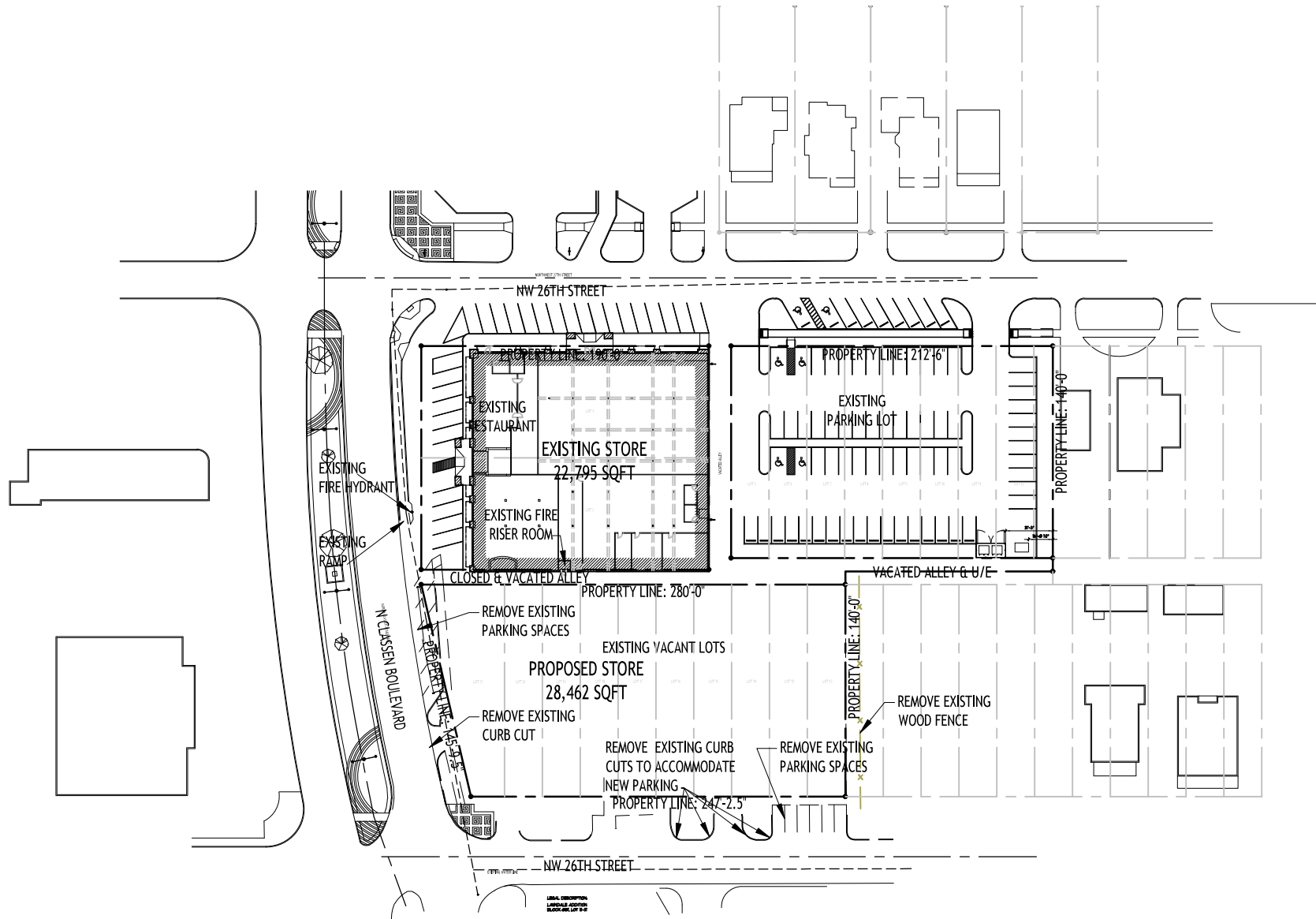
Exhibit D: Renderings

Exhibit E: Survey

SPUD-1683 Exhibit A – Legal Description

LOTS 12 THRU 21, BLOCK 1, LAWNDALÉ ADDITION, an addition of the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 6 of Plats, Page 6 thereof **AND** LOTS 1, 2 and 5 THRU 9, BLOCK 18, EPWORTH VIEW ADDITION, an addition of the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 4 of Plats, Page 47 thereof **AND** Lots 10-11, Block 18, in EPWORTH VIEW ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof **AND** Lot 12 and the west half (w/2) of Lot 13, in Block 18, in EPWORTH VIEW ADDITION SUPPLEMENTAL PLAT, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.





CHINATOWN MARKET
EXISTING SITE PLAN
SCALE: 1" = 100'-0"

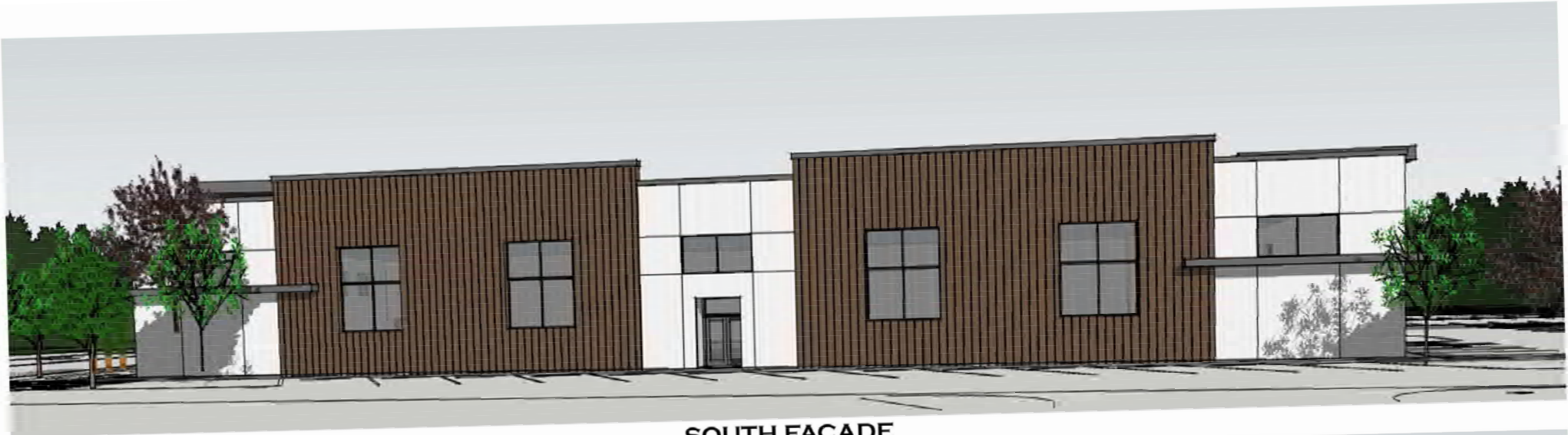
CHINATOWN MARKET
1229 NW 26TH ST.
OKC, OK 73106

A2.2



OVERALL VIEW
FROM CLASSEN
LOOKING
NORTHEAST

CHINATOWN MARKET
GROCERY STORE
1229 NW 26TH STREET
OKLAHOMA CITY, OK
ASIAN DISTRICT



SOUTH FACADE



**ENTRANCE
VIEW LOOKING
SOUTH WEST**

**CHINATOWN MARKET
GROCERY STORE
1229 NW 26TH STREET
OKLAHOMA CITY, OK
ASIAN DISTRICT**



VIEW FROM CLASSEN LOOKING NORTHEAST



EXISTING & PROPOSED
BUILDINGS
VIEW FROM CLASSEN

CHINATOWN MARKET
GROCERY STORE
1229 NW 26TH STREET
OKLAHOMA CITY, OK
ASIAN DISTRICT



VIEW FROM CLASSEN LOOKING NORTHEAST



**MAIN ENTRANCE
VIEW LOOKING
SOUTH WEST**

**CHINATOWN MARKET
GROCERY STORE
1229 NW 26TH STREET
OKLAHOMA CITY, OK
ASIAN DISTRICT**

