

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1699**

**MASTER DESIGN STATEMENT FOR**

*Central Star Auto Sales*

**January 13, 2025**  
**February 4, 2025**  
**March 01, 2025**

**PREPARED BY:**

*Duke Newin*  
*405-388-6886*  
*dnewin@outlook.com*

## SPUD-1699 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 **C-3 Community 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:

8300.18 – Automotive and Equipment: Automobile Dealerships and Malls  
(Special permit not required) Automobile repair is not permitted on-site. Cleaning and detailing of automobiles is permitted.

- 1.1 **Minimum Lot Size:** Per base zoning district regulations.
  - 1.2 **Minimum Lot Width:** Per base zoning district regulations.
2. **Maximum Building Height:** Per base zoning district regulations.
3. **Maximum Building Size:** Per base zoning district regulations.

4. **Maximum Number of Buildings:** Two (inclusive of carport / fuel canopy)
5. **Building Setback Lines:** Per base zoning district regulations.
6. **Sight-proof Screening:** Per base zoning district regulations.
7. **Landscaping:** Per base zoning district regulations.
8. **Signs:**
  - 8.1 **Freestanding Signs:** Per base zoning district regulations.
  - 8.2 **Attached Signs:** Per base zoning district regulations.
  - 8.3 **Off-Premise Signs / Billboards:** Shall be prohibited.
  - 8.4 **Electronic Message Display Signs:** Shall be prohibited.
9. **Access:** Shall be taken from NW 10<sup>th</sup> Street. Driveway separation shall be in accordance with Public Works regulations, policies, and procedures.
10. **Sidewalks:** Sidewalks shall be constructed and maintained in accordance with Oklahoma City Municipal Code, as amended, ADA regulations, and Public Works regulations, policies, and procedures.

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

### **1. Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:** Per base zoning district regulations.

### **3. Street Improvements:** Shall not be required.

### **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:** 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.
7. **Maintenance:** Maintenance of the common areas, private drainage easements, and islands / medians 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. **Other:** The curb closure, landscaping, parking, and fencing will be developed in accordance with the site plan provided.

### III.Supporting Documents:

Exhibit A: Legal Description

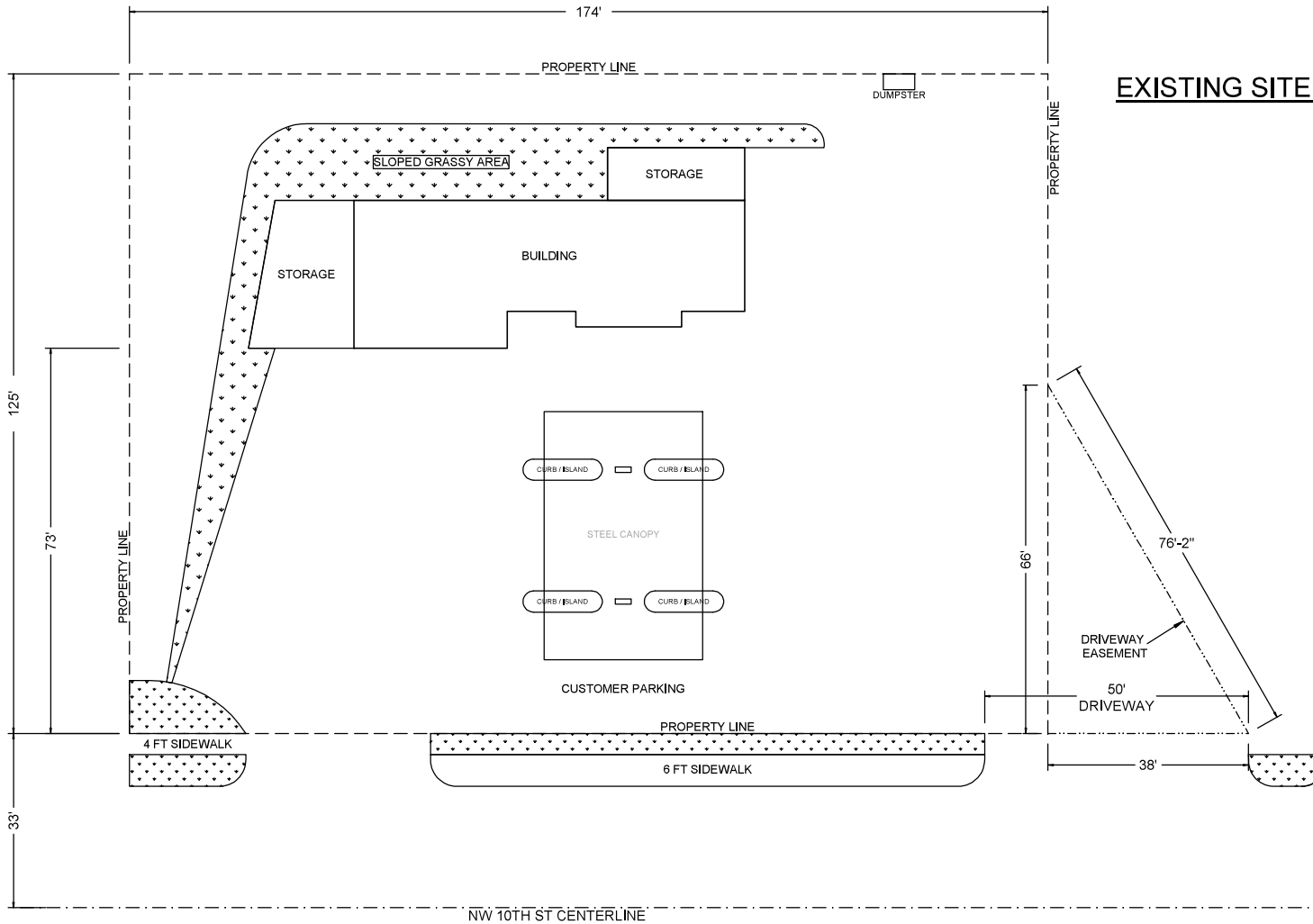
Exhibit B: Existing Site Plan

Exhibit C: Proposed Site Plan

Exhibit D: Elevation

SPUD-1699 Exhibit A – Legal Description

A TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 10<sup>TH</sup> STREET, IN OKLAHOMA CITY, OKLAHOMA, SAID POINT BEING LOCATED 228 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 125 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 174 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID N.W. 10<sup>TH</sup> STREET; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174 FEET TO THE POINT OR PLACE OF BEGINNING. TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS A TRIANGULAR TRACT OF LAND ADJOINING THE EAST SIDE OF THE ABOVE DESCRIBED PREMISES MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 402 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27, TOWNSHIP 12 NORTH, RANGE 4 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PREMISES; THEN NORTH ALONG THE EAST LINE OF THE ABOVE DESCRIBED PREMISES A DISTANCE OF 66 FEET; THENCE ON A STRAIGHT LINE RUNNING SOUTHEASTERLY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 10<sup>TH</sup> STREET; THEN WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 38 FEET TO THE POINT OF BEGINNING.



## EXISTING SITE PLAN

- NO LONGER A FUNCTIONING GAS STATION  
- GAS DISPENSERS HAVE BEEN REMOVED

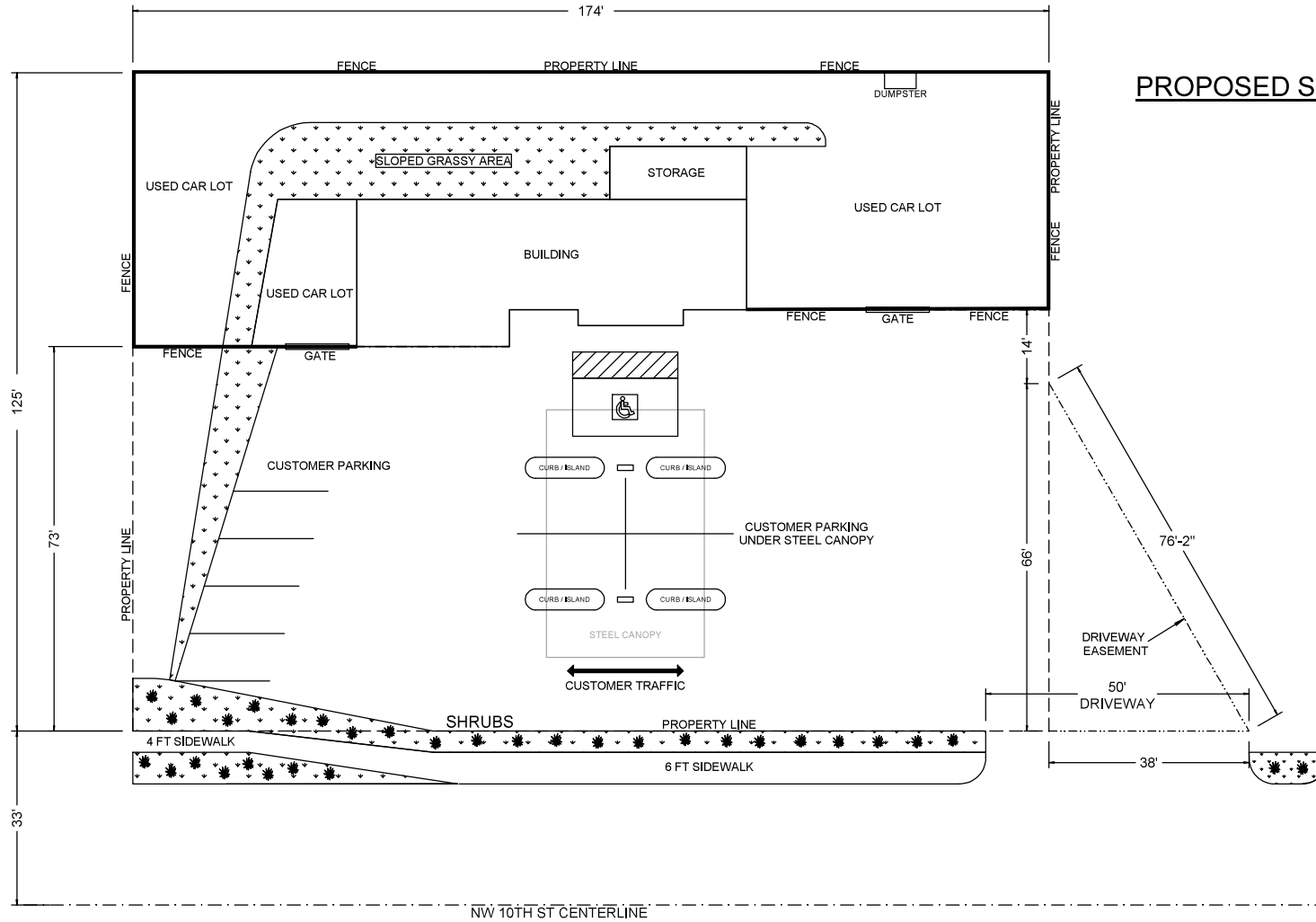
LOCATION:  
5241 NW 10TH ST  
OKLAHOMA CITY, OK 73127  
UNPLTD PT  
SECT 27-T12N-R4W QTR SW  
BLOCK 000 LOT 000

SCALE  
1/8" = 1'-0"  
(18" X 12")  
1/4" = 1'-0"  
(36" X 24")

CONTACT:  
GOLD JACK HOLDINGS LLC  
CALDERONGABRIEL@HOTMAIL.COM  
(405) 413-2552

SITE  
PLAN

SHEET  
3 OF 3



## PROPOSED SITE PLAN

- NO LONGER A FUNCTIONING GAS STATION  
- GAS DISPENSERS HAVE BEEN REMOVED

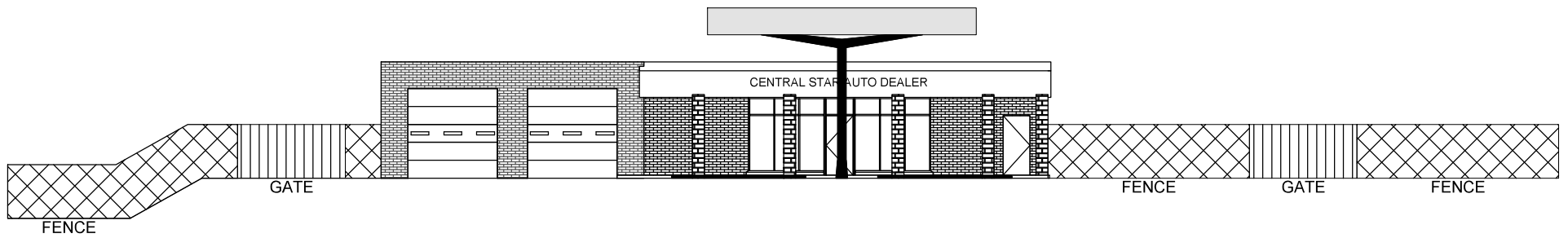
LOCATION:  
5241 NW 10TH ST  
OKLAHOMA CITY, OK 73127  
  
UNPLTD PT  
SECT 27-T12N-R4W QTR SW  
BLOCK 000 LOT 000

SCALE  
1/8" = 1'-0"  
(18" X 12")  
  
1/4" = 1'-0"  
(36" X 24")

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SITE  
PLAN

SHEET  
1 OF 3



WEST FENCE-GATE SETBACK TO SOUTHWEST BUILDING CORNER

FRONT - SOUTH

EAST FENCE-GATE SETBACK TO SOUTHEAST BUILDING CORNER

LOCATION:  5241 NW 10TH ST OKLAHOMA CITY, OK 73127  UNPLTD PT SECT 27-T12N-R4W QTR SW BLOCK 000 LOT 000	
	SCALE 1/16" = 1'-0" (18" X 12")  1/8" = 1'-0" (36" X 24")
CONTACT:  GOLD JACK HOLDINGS LLC CALDERONGABRIEL@HOTMAIL.COM (405) 413-2552	ELEVATION PLAN
	SHEET 2 OF 3