

**APPROVED**

4-9-2024

BY THE CITY COUNCIL

*Angie H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1593**  
**MASTER DESIGN STATEMENT**

**For**

**LILYFIELD**

**December 14, 2023**  
**January 17, 2024**  
**February 1, 2024**

**PREPARED BY:**

Civil & Environmental Consultants, Inc.  
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# **SPUD-1593 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 and SRODD Scenic River Overlay Design Districts** (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
8300.2	Adult Day Care Facilities
8300.13	Automotive Parking Lots as a Principal Use
8300.24	Business Support Services
8300.25	Child Care Centers
8250.2	Community Recreation: General
8250.14	Low Impact Institutional: Neighborhood Related
8300.52	Medical Services: General
8300.63	Retail Sales and Services: General

2. **Maximum Building Height:** The maximum building height shall be 35 feet.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the base zoning district and SRODD regulations.
4. **Maximum Number of Buildings:** The maximum number of buildings shall be in accordance with the base zoning district and SRODD regulations.

5. **Building Setback Lines**

Front Yard (south/Exchange Ave):	15 feet
Rear Yard (north):	5 feet (5 foot landscape buffer required)
Side Yard (east):	5 feet (2 foot landscape buffer required)
Corner Side Yard (west/S Pennsylvania Ave):	10 feet maximum
Alley	5 feet

The Special Building Line along S Pennsylvania Ave (SBL-8) shall not apply.

6. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence shall be constructed of stucco, brick, stone, or wood and shall be solid and opaque.
7. **Landscaping:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District and the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Streetscape buffers and landscape buffers adjacent to residential uses shall be increased to a minimum of 6 feet in width with medium or large trees on 35-foot centers. Streetscape trees may count toward required Developed Area and Parking Lot landscape points.
8. **Signs:**
  - 8.1 **Free standing accessory signs:** One freestanding sign is permitted within this SPUD and shall be a ground (monument) sign with the maximum height of eight feet and 50 square feet in area and shall have no less than (25) square feet of landscaping at the base. The signs shall conform with SRODD regulations and guidelines. No pole signs will be allowed.
  - 8.2 **Attached signs:** Attached signs shall be in accordance with the base zoning district and SRODD regulations.

**8.3 Non-Accessory Signs:** Non-accessory signs shall not be permitted.

**8.4 Electronic Message Display signs:** Electronic Message Displays signs shall not be permitted.

**9. Access:** Access shall be permitted from the existing driveways as indicated on Exhibit B. In addition, one additional access will be permitted from S Pennsylvania Ave. The maximum width of any new driveway is 24 feet. If only one driveway is constructed for the site on S Pennsylvania, the drive may be a maximum of 30 feet in width.

**10. Sidewalks:** Sidewalks are required along all street frontages subject to the policies and procedures of the Public Works Department, and subject to SRODD regulations.

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

### **1. Architecture:**

Exterior building wall finish on all structures shall conform with SRODD regulations and guidelines.

**2. Open Space:** Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.

**3. Street Improvements:** No street improvements will be required under this SPUD.

**4. Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended, and SRODD regulations and guidelines.

**5. Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be consolidated and located within an area screened by a fence of sufficient height that screens the dumpster from public view, subject to SRODD regulations and guidelines. Dumpsters shall be located within an area no closer than 50 feet from all property lines adjacent to residential use.

6. **Parking:** The design 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, and subject to SRODD regulations and guidelines. A minimum of 40 parking spaces (or 1/325 square feet of building gross square footage) shall be required for this SPUD. Parking for uses within this SPUD do not have to be located within the SPUD boundary. Off-street parking requirements may be satisfied with parking lots or garages within 200 feet of the SPUD boundary. Locations and parking calculations for all structures shall be provided with the Certificate of Approval and building permit applications. In addition, a minimum of 10 bicycle parking spaces shall be required.
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: Master Development Plan

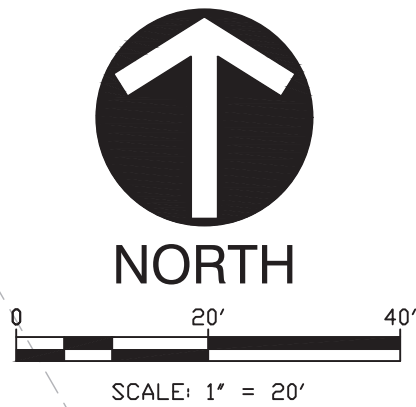
SPUD-1593 Exhibit A – Legal Description:

Lots Nine (9) through Eighteen (18), both inclusive, in Block Fifty (50), of THIRD STOCKYARDS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot Twenty-nine (29), in Block Sixty-three (63), of FIFTH STOCKYARDS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



EXHIBIT B

PARKING TABLE:  
EXISTING PARKING: 7 SPACES  
PROPOSED PARKING: 39 SPACES  
TOTAL PARKING PROVIDED: 46 SPACES



FILE: P:\330-000\335-561-CADD\DWG\C200 OVERALL SITE PLANDING PLOTTED BY: KOLADA, DEAN PLOTTED ON: 02/08/24 3:31:49 PM

PROPERTY LINE	BUILDING SET BACK	SET IRON PIN	CURB INLET	TELEPHONE MANHOLE	SANITARY MANHOLE	WATER VALVE
ADJACENT PROPERTY LINE	STORM SEWER LINE	FOUND IRON PIN	GAS METER	ELECTRIC MANHOLE	TRAFFIC PULL BOX	FIRE HYDRANT
RIGHT-OF-WAY	SANITARY SEWER LINE	FOUND CUT "X"	GAS VALVE	TRANSFORMER	FIBER OPTIC PULL BOX	FIRE DEPARTMENT CONNECTION
EASEMENT	OVERHEAD ELECTRIC	STORM MANHOLE	SIGN	ELECTRIC METER	FIBER OPTIC MARKER	WATER METER
BARBED WIRE FENCE	WATER LINE	CATCH BASIN (TYPE)	BOLLARD	POWER POLE	TELEPHONE BOX/CABINET	DRAINAGE FLOW ARROW

REVISION RECORD

NO.	DATE	DESCRIPTION

**C&E**  
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Oklahoma City, OK 73108

MASTER DEVELOPMENT PLAN

DATE:	2/6/2024	DRAWN BY:	EF
DWG SCALE:	SEE SHEET	CHECKED BY:	GRM
PROJECT NO:	335-881	APPROVED BY:	GRM

DRAWING NO.: C200