

APPROVED

1-30-2024

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1578

MASTER DESIGN STATEMENT FOR

13128 NW 10th St.

**October 30, 2023
December 18, 2023**

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
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SPUD-1578 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:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Childcare Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services

8250.2	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
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
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

2. Maximum Building Height:

The maximum building height shall be 35 feet.

3. Maximum Building Size:

The maximum building size shall be 15,000 square feet.

4. Maximum Number of Buildings:

There shall be a maximum of six (6) buildings within this SPUD.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district.

6. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

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. On the south and west SPUD boundaries, there shall be landscaped buffers no less than twenty feet in width, planted

with a series of evergreen plantings, and trees and shrubs that will grow to a height of at least 10 feet and spaced in a manner to provide an impervious visual barrier.

8. Signs:

8.1 Freestanding Accessory Signs

Freestanding signs shall be limited to 8 feet tall and a maximum 100 square feet in area.

8.2 Attached Signs

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

8.3 Non-Accessory Signs

Non-Accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access shall be taken from one (1) access point off of NW 10th St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone 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 or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with 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 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 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.

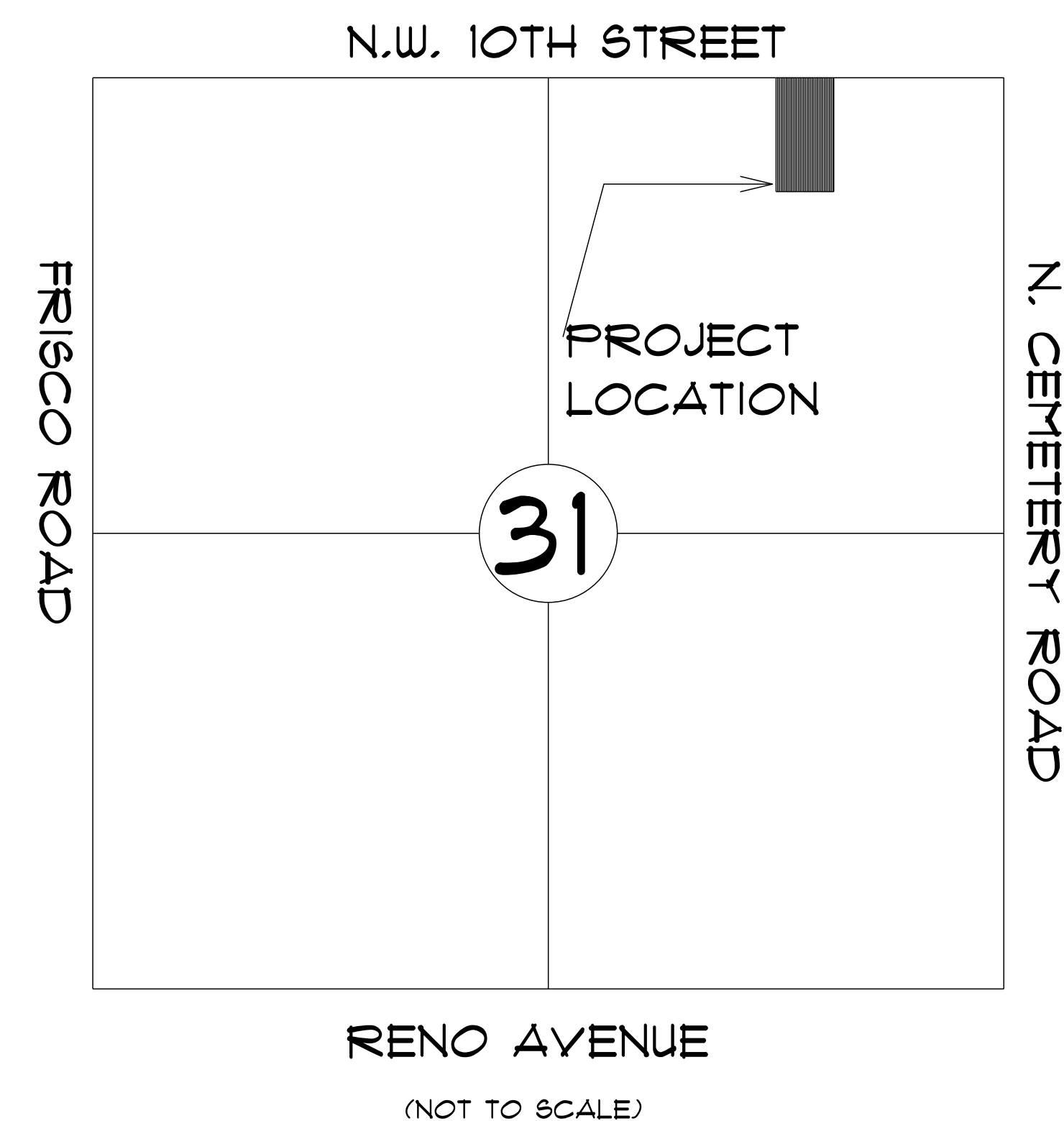
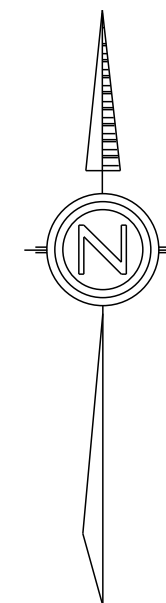
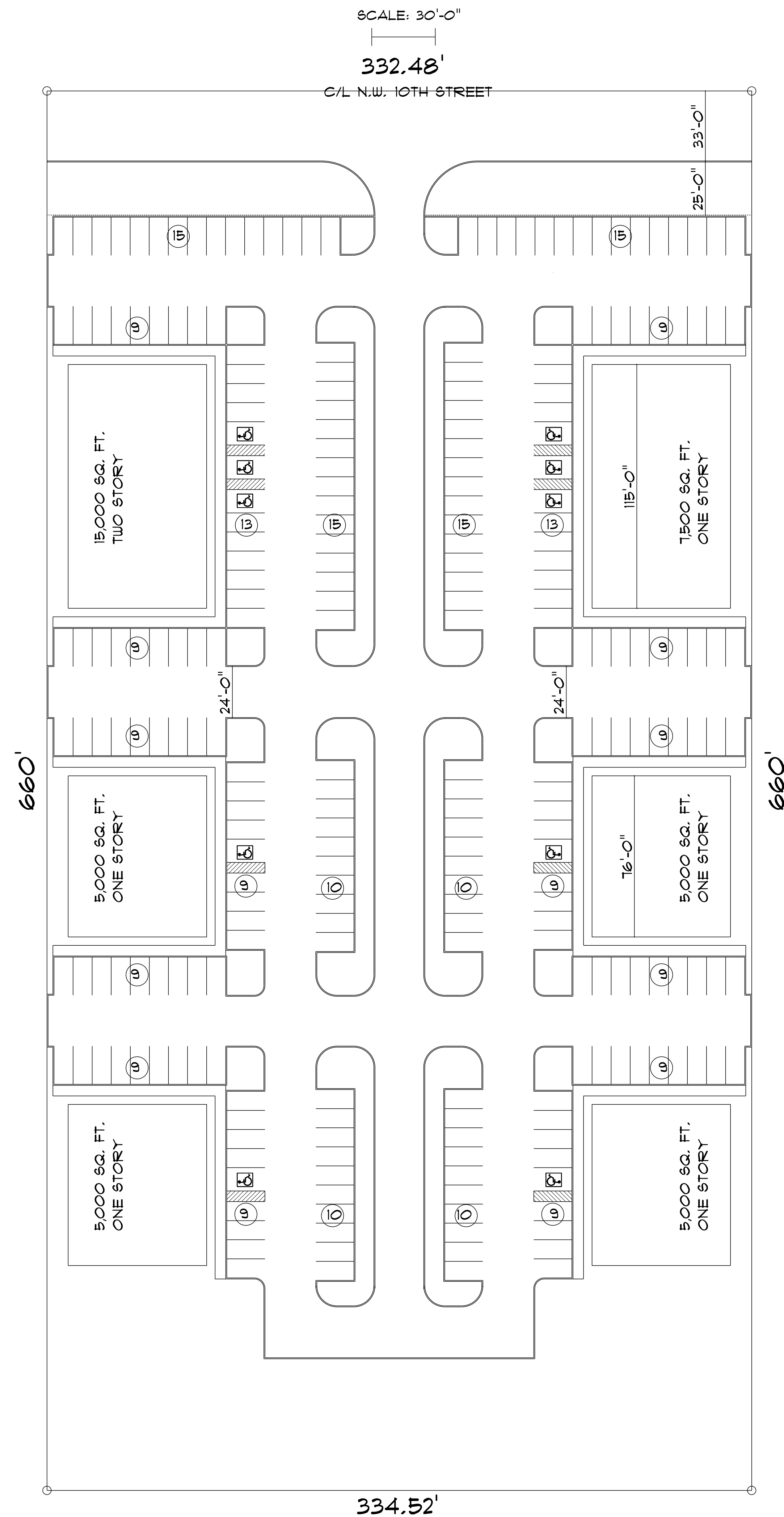
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1578 Exhibit A – Legal Description

A part of the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Beginning at a point on the North line of said Northeast Quarter (NE/4) and 1320 feet East of the Northwest corner of said Northeast Quarter (NE/4); Thence South and parallel to the West line of said Northeast Quarter (NE/4) for a distance of 660 feet; Thence East and parallel to the North line of said Northeast Quarter (NE/4) for a distance of 334.52 feet to a point 990 feet West of the East line of said Northeast Quarter (NE/4); Thence North and parallel to the East line of said Northeast Quarter (NE/4) for a distance of 660 feet to a point on the North line of said Northeast Quarter (NE/4); Thence West on the North line of said Northeast Quarter (NE/4) for a distance of 332.48 feet to the Point of Place of Beginning



Total
Dimensions
Design

DISCLAIMER:

TO THE BEST OF OUR
KNOWLEDGE, THESE PLANS AND
DRAWINGS ARE DESIGNED TO
COMPLY WITH THE OWNER'S
WISHED AND CRITERIA. ANY
CHANGES MADE TO THESE
DRAWINGS AFTER FINAL PRINTS
ARE MADE, WILL BE AT THE
SOLE EXPENSE OF THE OWNER/
CONTRACTOR.

THE OWNER / CONTRACTOR WILL
BE RESPONSIBLE FOR
VERIFICATION OF ALL
DIMENSIONS, DETAILS, AND
SPECIFICATIONS.

TOTAL DIMENSIONS DESIGN, THEIR
EMPLOYEES, OR THEIR
SUBCONTRACT LABOR PERSONAL
WILL NOT BE LIABLE FOR ANY
HUMAN ERROR AFTER THE
CONSTRUCTION HAS BEEN
STARTED.

NO WARRANTIES ARE GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THESE PLANS.

THESE PLANS ARE THE SOLE
PROPERTY OF TOTAL
DIMENSIONS DESIGN AND ARE
FOR THE SOLE USE ON A
SPECIFIC PROJECT AND MAY
NOT BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN
PERMISSION FROM TOTAL
DIMENSIONS DESIGN.

No.	REVISION / ISSUE	DATE

TOTAL DIMENSIONS DESIGN
11801 S. WESTERN, SUITE A
OKLAHOMA CITY, OK. 73170
(405) 412-4457

PROJECT NAME AND ADDRESS:

	SHEET:
DATE: 10-24-23	A-O.O
SCALE: AS NOTED	