

**APPROVED**

9-26-2023

BY THE CITY COUNCIL  
Amy K. Simpson CITY CLERK

***SPUD-1549 MASTER DESIGN STATEMENT***

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

MASTER DESIGN STATEMENT

FOR

Bullfrog Oklahoma City Spas  
801 W. Memorial Road  
Oklahoma City, Oklahoma

August 14, 2023

**PREPARED BY:**

Mr. Charles W. Allen  
Allen Engineering Services, Inc.  
1601 SW 89th Street, Suite C-200  
Oklahoma City, Oklahoma 73159  
Tel: (405) 840-9901  
Fax: (405) 681-4881  
e-mail: callen@aeswins.com

**FOR:**

Mr. Lee Shipley  
Rose Hill Builders  
15254 Lleytons Court  
Edmond, Oklahoma 73013  
lee@rosehill.builders

## ***SPUD-1549 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, which 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.

This site will be developed in accordance with the regulations of the **C-3, Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

#### Permitted Use Units:

Administrative & Professional Office (8300.1)  
Adult Day Care Facilities (8300.2)  
Alcoholic Beverage Retail Sales (8300.5)  
Animal Sales & Service (8300.8)  
Animal Sales & Service: Kennel & Veterinary Restricted (8300.11)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)

Child Care Centers (8300.25)  
 Communications Services: Limited (8300.29)  
 Community Recreation: General (8250.2)  
 Community Recreation: Property Owners Association (8250.3)  
 Community Recreation: Restricted (8250.4)  
 Construction Sales & Services (8300.31)  
 Convenience Sales & Personal Services (8300.32)  
 Cultural Exhibits (8250.5)  
 Custom Manufacturing (8350.3)  
 Eating Establishments: Drive-In (8300.34)  
 Eating Establishments: Fast Food (8300.35)  
 Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)  
 Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)  
 Eating Establishments: Sitdown, Alcohol Permitted (8300.38)  
 Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)  
 Food & Beverage Retail Sales (8300.41)  
 Medical Services: General (8300.52)  
 Medical Services: Restricted (8300.53)  
 Personal Services: General (8300.58)  
 Personal Services: Restricted (8300.59)  
 Repair Services: Consumer (8300.61)  
 Research Services: Restricted (8300.62)  
 Personal Storage (8300.60)  
 Retail Sales and Services: General (8300.63)  
 Wholesaling, Storage & Distribution: Restricted (8350.16)

2. Maximum Building Height: In accordance with C-3 Zoning.
3. Minimum Lot Size: For this SPUD: 27,365 square feet.
4. Maximum Number of Buildings: One Primary Structure
5. Building Setback Lines: In accordance with C-3 Zoning and the Final Plat of Fair Hill Addition, except for accessory structures to include a water feature and gazebo, which shall be a minimum of 10 feet along the Fairhill Avenue right-of-way.
6. Sight-proof Screening: In accordance with C-3 Zoning.
7. Landscaping: In accordance with C-3 Zoning.

8. Signs:

8.1 Freestanding Accessory Signs

The existing pole sign will be allowed. New freestanding signs will be One ground/monument sign shall be permitted. The maximum size shall be 8 feet high with 100 square feet of area.

8.2 Attached Signs

Attached signs will be in accordance with C-3, Community Commercial District regulations.

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

8.4 Electronic Messaging Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access: Existing access from W. Memorial Road and Fairhill Avenue shall remain.

10. Sidewalks:

Five-foot sidewalks shall be constructed on the arterial street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject the policies and procedures of the Public Works Department.

**II. Other Development Regulations:**

1. Architecture: The existing building shall be allowed to remain and be deemed I compliance. Any new buildings shall be in accordance with the following guidelines: Exterior building wall finish on all new structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) and/or wood material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: None.

3. Street Improvements: N/A

4. Other:

Lighting: The site lighting improvement in this SPUD, if required, shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters: Dumpsters shall be consolidated where practical and 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.

Parking: This SPUD has 14 striped parking spaces located in front of the building and shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: 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 common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

When redeveloped, development of the parcel will be in compliance with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **III. Supporting Documents**

Exhibit A:	Legal Description
Exhibit B:	Existing Site Plan
Exhibit C:	Water Feature Plan, Cross-section & Renderings

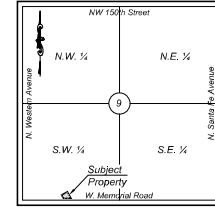
**Exhibit A**  
**Legal Description**

**Warranty Deed, Recorded in Book 14190, Page 1090**

Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of Fair Hill Addition, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

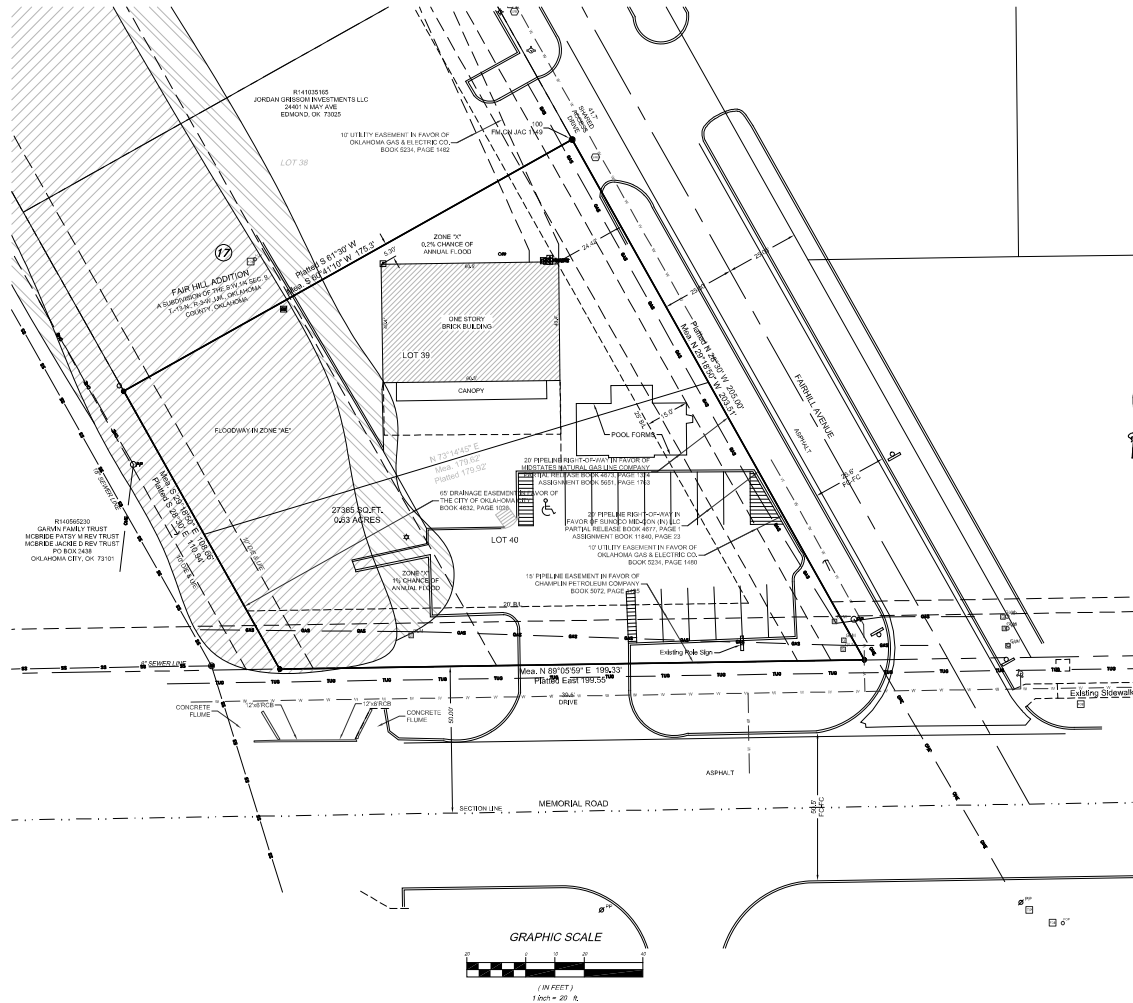
# Exhibit B ~ Existing Site Plan

## Part of the Southwest Quarter of Section 9, Township 13 North, Range 3 West City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map  
Section 9, Township 13N, Range 3W  
Not To Scale

Legend	
	MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
	MONUMENT FOUND
	SUBJECT PROPERTY
	PROPERTY LINE
	EASEMENT LINE (S.E. DE)
	RIGHT-OF-WAY (RW)
	SECTION LINE
	BUILDING UNIT (BU)
	CENTER LINE
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	SANITARY SEWER
	TELEPHONE LINE
	ELECTRIC METER
	GUY ANCHOR
	POWER POLE
	LIGHT POLE
	FULL BOX
	MANHOLE
	GAS VALVE
	GAS METER
	SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT



### Legal Description

Lots Thirty-nine (39) and Forty (40), in Block Seventeen (17), of Fair Hill Addition, in Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

### Surveyor's Notes

- This Site Plan was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.
- Boundary, Monuments, Flood Zones and Easements shown herein are based upon ALTA Survey provided by Jividen and Company, P.L.L.C., dated October 7, 2014.
- Date of Field Work: May 16, 2023



THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REV	DESCRIPTION

Client  
**Rose Hill Builders**  
16254 Leytons County  
Edmond, Oklahoma 73013

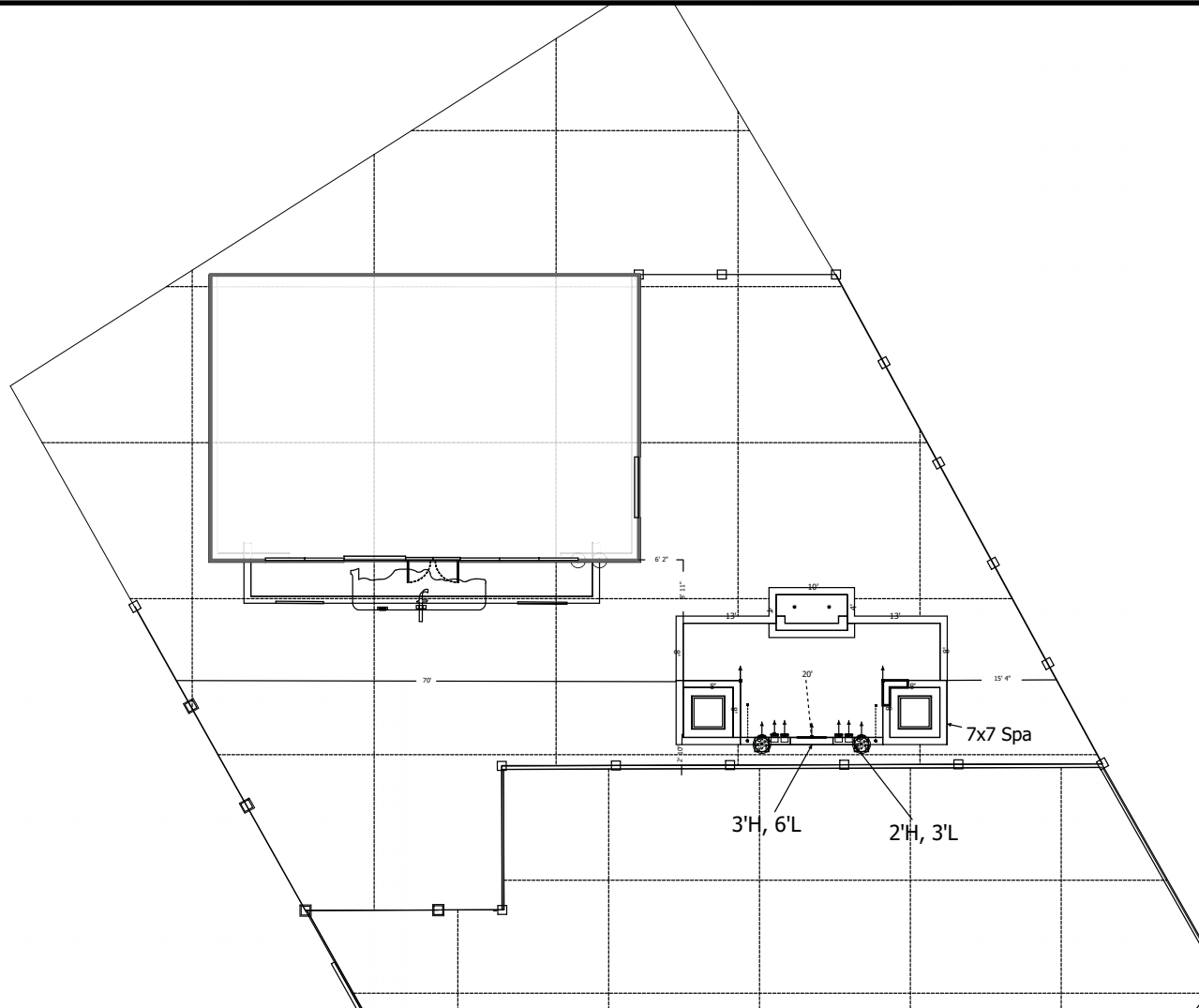
Land Surveying and Planning  
1601 SW 8th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73109  
P.O. Box 1000, Oklahoma City, Oklahoma 73101  
C. A. 819 • Fax: 766-30 2025  
www.landsurvey.com

Product Name  
**Bullfrog Oklahoma City Spas**  
801 W. Memorial Road  
Oklahoma City, Oklahoma 73114  
Fair Hill Addition, Block 17, Lots 39 & 40  
Exhibit B ~ Existing Site Plan

PROJECT NO.	4734,3
FILE	4734-3.dwg
DATE	5/22/2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	CLH, CH

SHEET  
**1**  
OF 1

## Exhibit C



Scale: 3/50" = 1 ft

### Pool Specs

Envelope: 36' x 20'  
Perimeter: 112'  
Area: 487.74 ft<sup>2</sup>  
Depth: 1' 9" to 1' 9"  
Volume: 4,979 gallons  
Interior Finish: Pool Interiors, Blue Mix  
Tile Material: Tile, Blue Gray; Stone, Cobblestone  
Steps/Benches: 3

### Spa Specs

Count: 2  
Perimeter: 56'  
Area: 97.93 ft<sup>2</sup>  
Volume: 1,092 gallons  
Spillover Length(s): 7', 16'  
Spillover Mtr: Tile, Steel Blue  
Interior Finish: Pool Interiors, Blue Mix  
Tile Material: Tile, Steel Blue; Stone, Cobblestone

### Tile Specs

Raised Beams: \_\_\_\_\_

Pool Tile Material: Tile, Blue Gray; Stone,  
Spa Tile Material: Tile, Steel Blue; Stone,  
Notes: \_\_\_\_\_

### Deck Specs

Perimeter: 915' Area: 15218.88 ft<sup>2</sup>  
Coping Area: 0 ft<sup>2</sup>  
Coping Material: \_\_\_\_\_  
Surface Material: Concrete, Salt Finish  
Turn Down: 0" 403' Riser: +1" 27' 4"  
6"  
+1" 437'

NOTES: \_\_\_\_\_

### Equipment

Circ Pump: \_\_\_\_\_ Control Panel: \_\_\_\_\_  
Pump #2: \_\_\_\_\_ Remote: \_\_\_\_\_  
Pump #3: \_\_\_\_\_ Sanitizer: \_\_\_\_\_  
Filter: \_\_\_\_\_ Blower: \_\_\_\_\_  
Heater: \_\_\_\_\_ Fill Line: \_\_\_\_\_  
Cleaner: \_\_\_\_\_ Other: \_\_\_\_\_  
Pool Light: \_\_\_\_\_ Other: \_\_\_\_\_  
Spa Light: \_\_\_\_\_ Other: \_\_\_\_\_  
Other: \_\_\_\_\_ Other: \_\_\_\_\_  
NOTES: \_\_\_\_\_

### Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

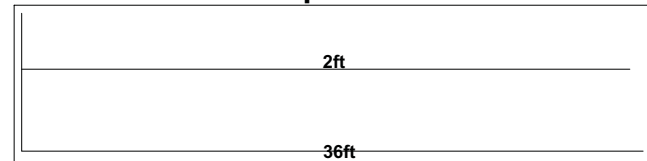
X \_\_\_\_\_

**POOLS BY**  
**ROSE HILL**

Project Name: Bullfrog's  
Client Name: \_\_\_\_\_  
Client Email: \_\_\_\_\_  
Client Phone: \_\_\_\_\_  
Address: 801 West Memorial Road  
City: Oklahoma City  
State/Province: OK  
Zip/Postal Code: 73114  
Designer Name: Derek Swann

Block: \_\_\_\_\_  
Subdivision: \_\_\_\_\_  
Lot #: \_\_\_\_\_ Gate Code: \_\_\_\_\_  
PG: \_\_\_\_\_ PB: \_\_\_\_\_  
Notes: \_\_\_\_\_

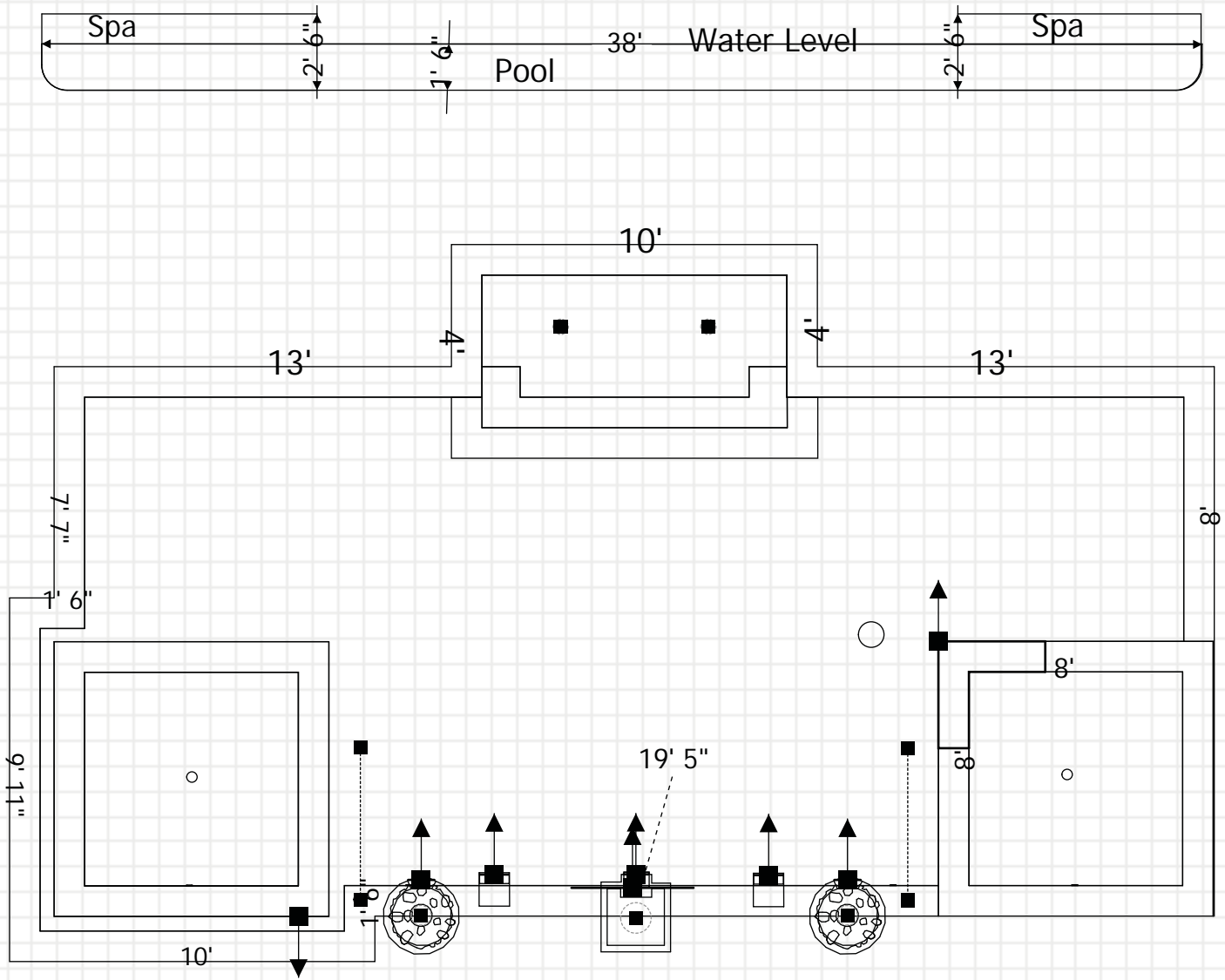
### Pool Depth Profile





# Exhibit C

Cross Section



## Exhibit C





ROSE HILL  
POOLS

Exhibit C

Rose Hill Builders



