

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1607**

**MASTER DESIGN STATEMENT**

**11765 N Morgan Road**

**March 15, 2024**

**April 9, 2024**

**May 9, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*

# SPUD-1607 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).*

## **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.

1. This site will be developed in accordance with the regulation of the **I-2 Moderate Industrial 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:

- Administrative and Professional Office (8300.1)
- Agricultural Processing: Limited (8150.2)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)

- Communications Services: Limited (8300.29)
- Construction Sales and Services (8300.31)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Funeral and Interment Services: Undertaking (8300.44)
- Industrial, Light (8350.8)
- Industrial, Heavy (8350.6), further restricted to permit a temporary and mobile Concrete Batch Plant which shall be limited to one (1) acre in total land area.
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**4. Maximum Number of Buildings:**

The maximum number of buildings within this SPUD shall be per the base zoning district. Accessory structures shall not be included within the maximum building limit.

**5. Building Setback Lines:**

North Boundary: 15 feet  
 South Boundary: 15 feet  
 East Boundary: None  
 West Boundary: None

There shall be no interior setbacks within this SPUD except as required by building and fire codes.

**6. Sight-proof Screening:**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the north and south SPUD boundaries. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

**7. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

Evergreen trees shall be planted on 25-foot centers along the southern boundary line of the SPUD.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Freestanding accessory signs shall be per the I-2 Moderate Industrial District regulations.

No pole signs will be allowed.

**8.2 Attached Signs**

Attached signs shall be in accordance with the I-2 Moderate Industrial District regulations.

**8.3 Non-accessory Signs**

Non-accessory signs shall not be permitted in this SPUD.

**8.4 Electronic Message Display Signs**

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

**9. Access:**

Access shall be taken from the private drive abutting this SPUD. Said private drive is accessed from N Morgan Road and is within PUD-1872, the parent PUD to this SPUD.

Lots within this SPUD will not be required to have frontage on an approved street. Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern

maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this SPUD. A split lot is not required to have frontage on an approved street.

**10. Sidewalks:**

Sidewalks shall not be required within this SPUD. Internal pedestrian pathways that connect to the abutting PUD-1872 to the east may be permitted.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Buildings within this SPUD shall be permitted to utilize the following building materials:

Brick, brick veneer, architectural metal, stucco, rock, stone masonry or other masonry products such as architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cement-board may also be permitted.

**2. Open Space:**

This SPUD shall provide 10% open space.

**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:**

Dumpster(s) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 25 feet from all property lines adjacent to residential uses.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

N/A

**8. Drainage:**

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

**9. Platting:**

Platting shall not be required within this SPUD.

**10. Other:**

10.1 Building Location:

The corporate office shall be located between the concrete batch plant and the entry road to the development.

**III. SUPPORTING DOCUMENTS**

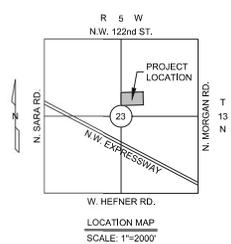
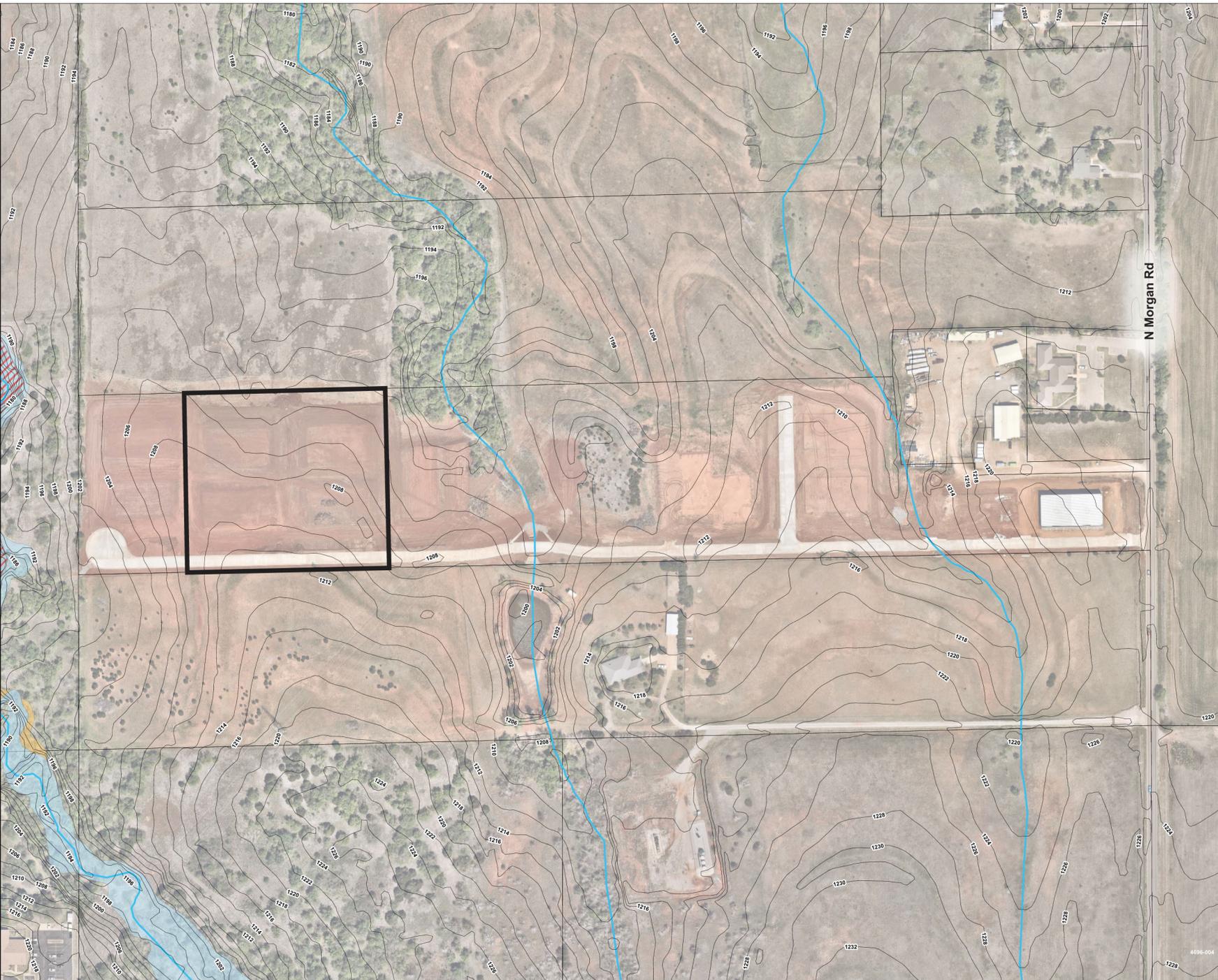
- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan

**EXHIBIT A**

**LEGAL DESCRIPTION**

**11765 N Morgan Road**

All of Lots Four (4) and Five (5), Block One (1) in BARLINE INDUSTRIAL PARK  
PHASE 2, AN ADDITION TO Oklahoma City, Oklahoma, according to the plat thereof.



**SPUD-1607  
Barline**

Exhibit B  
Boundary Exhibit

+/-5.0 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
PH: 405.252.8175 FAX: 405.252.8176

ENGINEERS SURVEYORS PLANNERS  
4/10/24

4096-004