

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT  
DEVELOPMENT  
**SPUD-1523**  
**MASTER DESIGN STATEMENT**

**July 31, 2023**

Applicant: Tia Allen and Gabriel Broom  
5501 North Martin Luther King Avenue.  
Ward 7

PREPARED BY:  
**JOHN PETTIS**

## ***SPUD-1523 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.

This site will be developed in accordance with the regulation of the **C-3, Community Commercial HNO Healthy Neighborhoods Overlay and UCD NE Gateway Urban Conservation District Overlay District** (OKC Zoning Ordinance, 2020), except as modified herein. except that the following restrictions will apply:

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

Administrative and Professional Office (8300.1).  
Adult Day Care Facilities (8300.2)  
Animal Sales and Services: Grooming (8300.8).  
Building Maintenance Services (8300.23).  
Business Support Services (8300.24).  
Communications Services: Limited (8300.29).  
Convenience Sales and Personal Services (8300.32).  
Eating Establishments: Sitdown (8300.37).  
Food and Beverage Retail Sales (8300.41).

Medical Services: General (8300.52).  
 Medical Services: Restricted (8300.53).  
 Participant Recreation and Entertainment: Indoor (8300.55). \*  
 Personal Services: General: (8300.58)  
 Personal Services: Restricted (8300.59).  
 Repair Services: Consumer (8300.61).  
 Research Services: Restricted (8300.62).  
 Retail Sales and Services: General (8300.63).  
 Custom Manufacturing (8350.3). \*  
 Industrial, Light. 8350.8\*  
 Wholesaling, Storage and Distribution Restricted. 8350.16.  
 Eating Establishments: Sitdown, Alcohol Permitted 8300.38  
 Outdoor Sales & Display & Outdoor storage (8300.54) \*  
 Custom Manufacturing (8350.3) \*

\*Uses limited to accessory to eating establishment and catering\*

Hours of operations are limited to 7 am to 10:30 pm, 7 days a week.  
Marijuana is prohibited.

2. Maximum Building Height: The base zoning district will regulate the maximum height of buildings in this SPUD.
3. Maximum Building Size: The base zoning district will regulate the maximum size of buildings in this SPUD.
4. Maximum Number of Buildings: The base zoning district will regulate the maximum number of buildings in this SPUD.
5. Building Setback Lines: Structures existing at the time of approval of this SPUD shall be deemed to be in compliance with all setback requirements. Should the structures be removed, any new development will confirm with the base zoning setback requirements. Except, the setback on the west and south boundaries of the SPUD shall be 25 feet.
6. Sight-proof Screening: Not required except, outdoor storage areas shall be screened per Code. If the site is redeveloped or if new buildings are added, site screening shall be required per Code.
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. Healthy, mature trees shall be preserved to the maximum extent possible.
8. Signs: There shall be one freestanding signs permitted within this PUD. Said signs shall have a maximum height of 8 feet with a maximum display area of 100 square

feet.

Electronic Message Display Signs: Electronic Message Display signs shall be prohibited.

Non-accessory Signs: Shall be prohibited.

9. Access: There shall be a maximum of one access drive from Martin Luther King Ave.
10. Sidewalks: Existing sidewalk along Martin Luther King Ave. shall be maintained and replaced if removed. 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 to the policies and procedures of the Public Works Department.

## II. Other Development Regulations:

1. Architecture: The base zoning shall regulate the architectural requirements of this SPUD. Buildings shall be oriented such that the fronts of buildings are facing towards the street.
2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. Street Improvements: N/A
4. Other:

Dumpsters shall be located 50 feet from any adjacent residential uses.

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.

The parking spaces existing at the time of approval of this SPUD shall be deemed to satisfy the required parking for all uses within this SPUD. No parking shall be allowed in the required setback. If the site is redeveloped or new buildings added, the parking requirement shall be per Code.

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.

### III. Supporting Documents

Exhibit A: Legal Description  
Exhibit B: Site Plan

## **EXHIBIT A**

### **Legal Description:**

A part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Eleven (11), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows; BEGINNING 824.20 feet south and 50 feet west of the Northeast Corner of the Southeast Quarter (SE/4); THENCE West 183 feet; THENCE South 137 feet; THENCE East 183 feet, THENCE North 137 feet to the Point of Beginning.

EXHIBIT B

