

***SPUD-1636***  
***MASTER DESIGN STATEMENT***

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
MASTER DESIGN STATEMENT

FOR

Mustang Business Park  
Tracts 1 & 2

May 2, 2024  
Revised June 4, 2024  
Revised June 17, 2024

**PREPARED BY:**

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**FOR:**

Rockwell, L.L.C.  
16200 Sonoma Park Drive  
Edmond, Oklahoma 73012

c/o Mr. Ali Ghaniabadi  
Brady's Properties  
10601 S. Western Avenue  
Oklahoma City, Oklahoma 73170  
Tel: (405) 410-4528

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 District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. The following uses are permitted within this SPUD:

Permitted Use Units:

Cultural Exhibits (8250.5)  
Library Services and Community Centers (8250.11)  
Light Public Protection and Utility: General (8250.12)  
Light Public Protection and Utility: Restricted (8250.13)  
Low Impact Institutional: Neighborhood Related (8250.14)  
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)  
Child Care Centers (8300.25)  
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)  
Payday or Title Loan Agencies (8300.57)  
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)

In addition to the above uses, the following uses are permitted within Tract 2:

Alcoholic Beverage Retail Sales (8300.5)  
Eating Establishments: Drive-In (8300.34)\*  
Eating Establishments: Fast Food (8300.35)\*  
Eating Establishments: Fast Food with Drive-Through Order Window (8300.36)\*  
Custom Manufacturing (8350.3)  
Industrial Light (8350.8)  
Wholesaling Storage & Distribution: Restricted (8350.16)

\* Call boxes and speakers shall be located a minimum of 100 feet from residential uses.

2. Maximum Building Height: 35 Feet
3. Maximum Building Size: N/A
4. Maximum Number of Buildings: N/A
5. Building Setback Lines
  - Front: 60 Feet
  - Rear: 15 Feet
  - Sides: 15 Feet
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 abuts to any residential use. Said fence or wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque. No sight-proof

screening shall be required if there is an existing fence in place at the time of development. If the existing fence is removed then a sight-proof fence shall be required.

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.

8. Signs:

#### 8.1 Freestanding Accessory Signs

All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

#### 8.2 Attached Signs

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

#### 8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

#### 8.4 Electronic Message Display Signs

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

9. Access: There shall be two (2) access points allowed from Pointe Parkway Boulevard to serve Tract 1 and one (1) access point allowed from West Reno Avenue to serve Tract 2 in this SPUD. New driveways shall be separated a minimum of 200 feet from other drives.
10. Sidewalks: Five-foot sidewalks shall be constructed on all streets within each development parcel or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to ADA requirements and the policies and procedures of the Public Works Department.

## II. Other Development Regulations:

1. Architecture: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Garage doors shall be allowed on the back

of building, as long as the garage door does not face a public right-of-way.

2. Open Space: Open Space requirements shall be per the base district regulations.

3. Street Improvements: N/A

4. Other:

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.

Dumpsters: Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 25 feet from all property lines adjacent to residential zoning/use.

Parking: Parking shall be in accordance with the City of Oklahoma City parking requirements.

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.

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

### III. Supporting Documents

Exhibit A: Legal Descriptions

Exhibit B: Master Development Plan

Exhibit A

Legal Descriptions

SPUD-1636

Mustang Business Park

**Phase 1 – 400 Pointe Parkway Boulevard**

**Warranty Deed ~ Book 4842, Page 460**

Lot Four (4), in Block Eleven (11). Westpointe Parkway Phase IX, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

**Phase 2 – 11212 West Reno Avenue**

**Quit Claim Deed ~ Book 5765, Page 550**

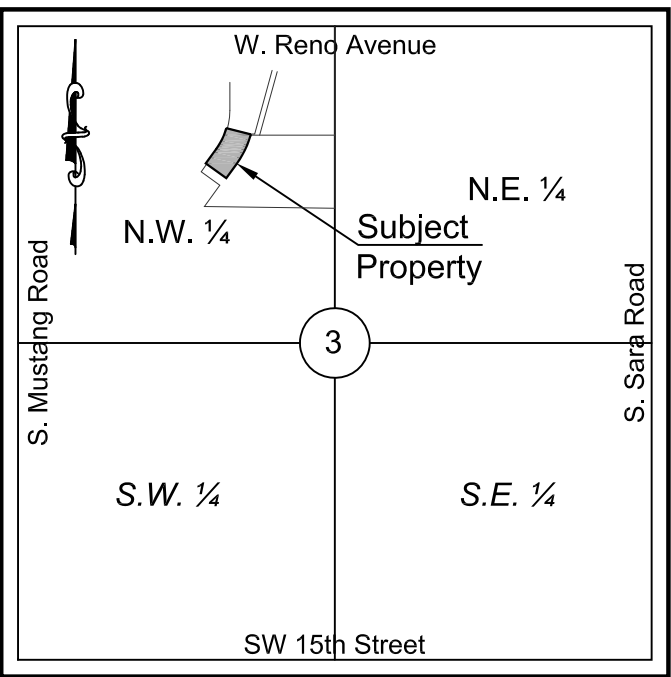
Lot Eight (8), in Block One (1), WESTPOINTE PARKWAY PHASE II, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.



# SPUD-1636 ~ Exhibit B

## Mustang Business Park, Tract 1

### Oklahoma City, Oklahoma



Vicinity Map

Section 3, Township 11N, Range 5W  
Not To Scale

#### Boundary & Topographic Survey

Boundary and Topographic Survey provided by Hale & Associates Survey Co., Inc.

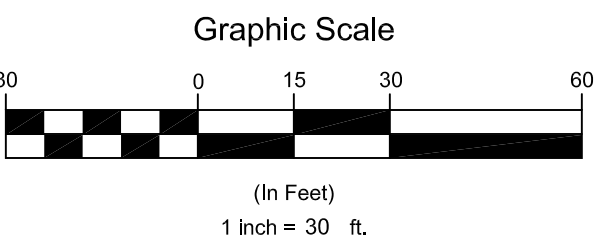
#### Legal Description

##### Warranty Deed ~ Book 4842, Page 460

Lot Four (4), in Block Eleven (11), Westpointe Parkway Phase IX, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.



Basis of Bearings:  
Platted Bearings of  
Westpointe Parkway Phase IX



The utilities as shown on this drawing were developed from the information available, this is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

CLIENT	REVISION/ISSUE	DATE
Brady's Properties 10601 S. Western Avenue Oklahoma City, Oklahoma 73170 (405) 732-8899	1 Staff Comments	06-04-2024



PROJECT NAME  
**Mustang Business Park  
Tract 1  
400 Pointe Parkway Boulevard  
Oklahoma City, Oklahoma  
SPUD-1636 ~ Exhibit B**

PROJECT NO.	6753.2
FILE	6753-2
DATE	04/27/2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A

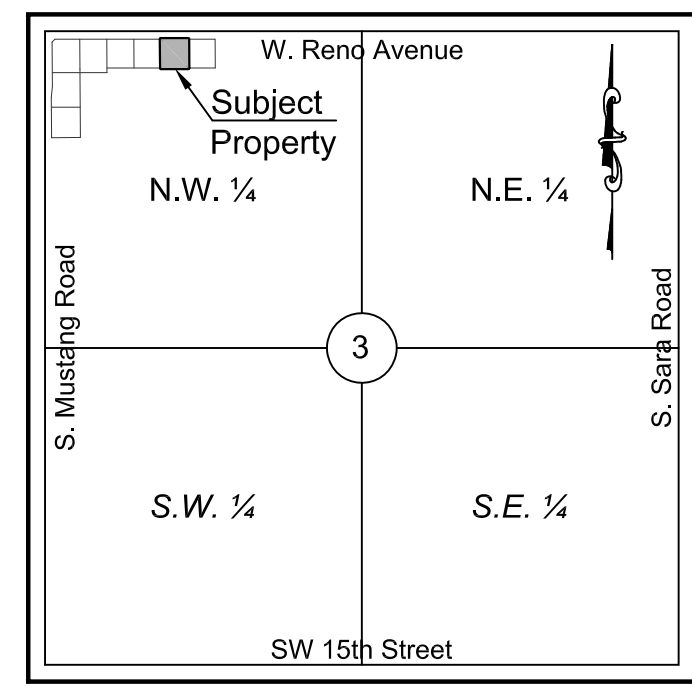
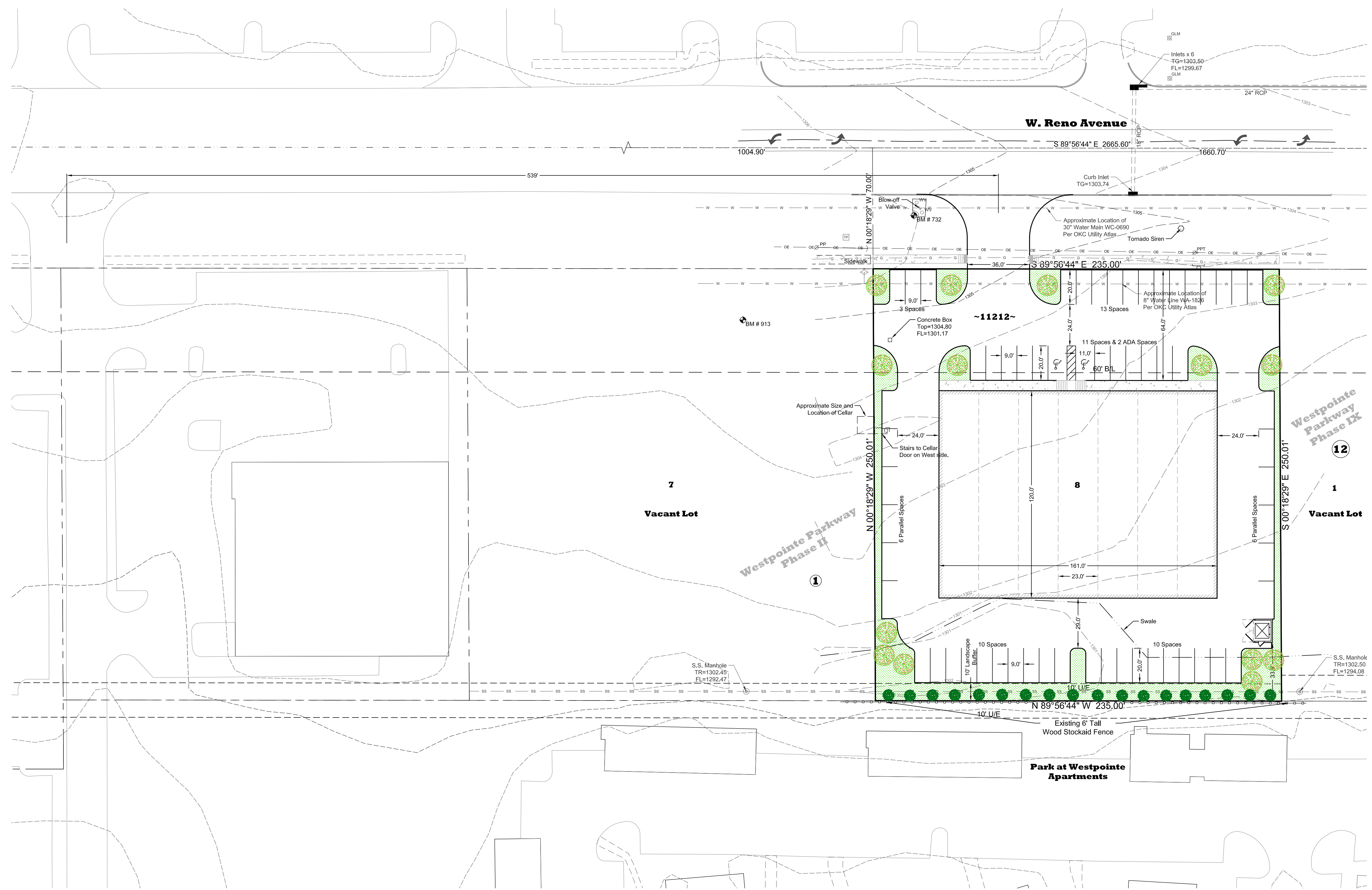
SHEET  
**1**  
OF 2



SPUD-1636 ~ Exhibit B

Mustang Business Park, Tract 2

Oklahoma City, Oklahoma



Vicinity Map

Section 3, Township 11N, Range 5W

Not To Scale

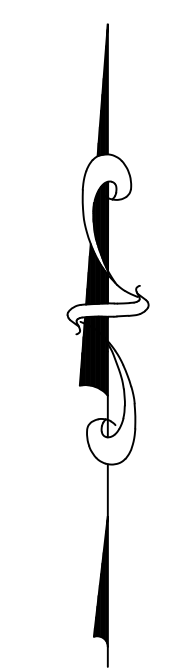
Boundary & Topographic Survey

Boundary and Topographic Survey provided by Hale & Associates Survey Co., Inc.

Legal Description

Quit Claim Deed ~ Book 5765, Page 550

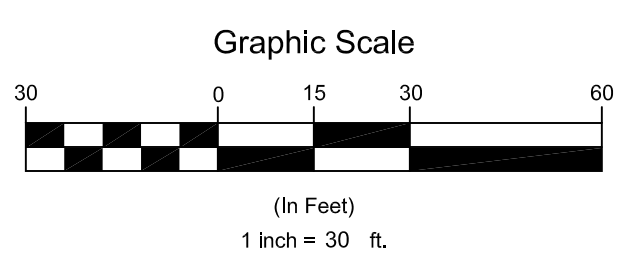
Lot Eight (8), in Block One (1), WESTPOINTE PARKWAY PHASE II, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.



Basis of Bearings:

Platted Bearings of

Westpointe Parkway Phase II



The utilities as shown on this drawing were developed from the information available, this is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

NO.	REVISION/ISSUE	DATE
1	Staff Comments	06-04-2024

CLIENT

Brady's Properties

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(405) 732-8899

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Tel: (405) 840-9901 - Fax: (405) 681-4481

CA No. 4131 - June 30, 2024

PROJECT NAME

Mustang Business Park

Tract 2

11212 West Reno Avenue

Oklahoma City, Oklahoma

SPUD-1636 ~ Exhibit B

PROJECT NO.	6753.3
FILE	6753-3
DATE	04/27/2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A