

APPROVED

2-25-2025

BY THE CITY COUNCIL
Arny H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD – 1696

MASTER DESIGN STATEMENT FOR

Total Healthcare Partners II

November 20, 2024
Updated: December 26, 2024

PREPARED FOR:

Grant Blvd Land, LLC
4400 Grant Blvd
Oklahoma City, OK 73099

PREPARED BY:

Wallace Design Collective
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405.536.2032
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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:

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Convenience Sales and Personal Services (8300.32)
- 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 (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)

- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

The maximum building height of any structure in this SPUD shall be 50 feet and two stories; except medical services related uses shall be permitted a maximum height of 50 feet and three stories.

3. Maximum Building Size:

Shall be per the base zoning district regulations.

4. Maximum Number of Buildings:

Shall be per the base zoning district regulations.

5. Building Setback Lines

North: None

South: None

East: None

West: 25 feet

6. Sight-proof Screening:

Sight-proof screening not 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 Free standing accessory signs

Free standing signs shall be per the base zoning district regulations.

8.2 Attached signs

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

8.3 Off-Premise Signs / Billboard

Off-Premise signs / Billboards are not permitted in the SPUD.

8.4 Electronic Message Display signs

Electronic message display signs shall be per the base zoning district regulations.

9. Access:

Access shall be taken from Grant Boulevard via a maximum of two (2) private drives. Driveway separation shall conform to Public Works policy, procedures, and regulations.

10. Sidewalks

A sidewalk along Grant Boulevard is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of any buildings within this SPUD.

II. Other Development Regulations:

1. Architecture:

Shall be in accordance with the base zoning district regulations, except that;

No metal building shall be permitted anywhere in this SPUD. No plain concrete block shall be permitted to be used in any building anywhere in this SPUD. Tilt-up concrete is permitted but only if color and texture are incorporated consistent with the architectural theme of Route 66 Landing development.

A minimum of 50% of the exterior walls of all structures within this SPUD, except as listed, shall consist of brick, rock, stone, masonry, stucco or wood. The 50% required hereby shall be calculated as an average of the total elevation coverage of each building. A minimum of 75% of the south elevation of each building within this SPUD shall consist of brick, rock, stone, masonry, stucco or wood.

2. Open Space:

Shall be in accordance with the Oklahoma City Municipal Code, as amended, at the time of development.

3. Street Improvements:

If required, shall be in accordance with Public Works policy, procedures, and regulations.

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

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 screened with walls constructed of the same materials as are the adjacent building. 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 Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and island /medians 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

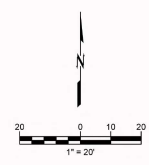
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1696 Exhibit A – Legal Description

A part of Lot One (1) in Block Two (2) of ROUTE 66 LANDING, PHASE 4, an addition to Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Beginning at the Southwest corner of Lot 1 of Block 2 in said ROUTE 66 LANDING, Phase 4 Addition; Thence N 00°00'00" E along the West line of said Lot 1 a distance of 190.00 feet; Thence N 90°00'00" E and parallel with the South line of said Lot 1 a distance of 495.09 feet to a point on the East line of said Lot 1; Thence S 00°09'03" E along the East line of said Lot 1 a distance of 190.00 feet to the Southeast corner of said Lot 1; Thence N 90°00'00" W along the South line of said Lot 1 a distance of 495.55 feet to the POINT OF BEGINNING.

\\OKC-SERVER\Civil\Projects\2480124 THP Medical Offices OK\04 Production\01 Design Drawings\03 Exhibits\Exhibit B - Conceptual Site Plan.dwg
PLOT:11/15/2024 10:47:21 AM
ORIG SIZE: 24"x36"





wallace
design
collective

wallace design collective pc
structural-civil-landscape survey
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oklahoma city, oklahoma 73104
405.234.4908
oklahoma reg 1440
exp. 6-30-25

THP MEDICAL OFFICES

OKLAHOMA CITY, OKLAHOMA

REV	DESCRIPTION	DATE

DATE11/15/2024

PROJECT NO.2480124

SHEET NAMEEXHIBIT B -
CONCEPTUAL
SITE PLAN

SHEET NO.C1.0