

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1674

MASTER DESIGN STATEMENT FOR

10601 N. I-35 Service Rd.

August 29, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbfbllaw.com

SPUD-1674 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 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:

In addition to all uses within the C-3 District, the following shall also be permitted:

8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.20	Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles
8300.60	Personal Storage

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be four (4) within this SPUD.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

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:

The existing signage shall be permitted to remain and deemed to conform to applicable regulations.

8.1 Freestanding Accessory Signs

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

8.2 Attached Signs

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

8.3 Non-Accessory Signs

Non-accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access may be taken from N. I-35 Service Rd.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

2. Open Space:

N/A.

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:

Dumpsters shall be 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.

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 Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas 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.

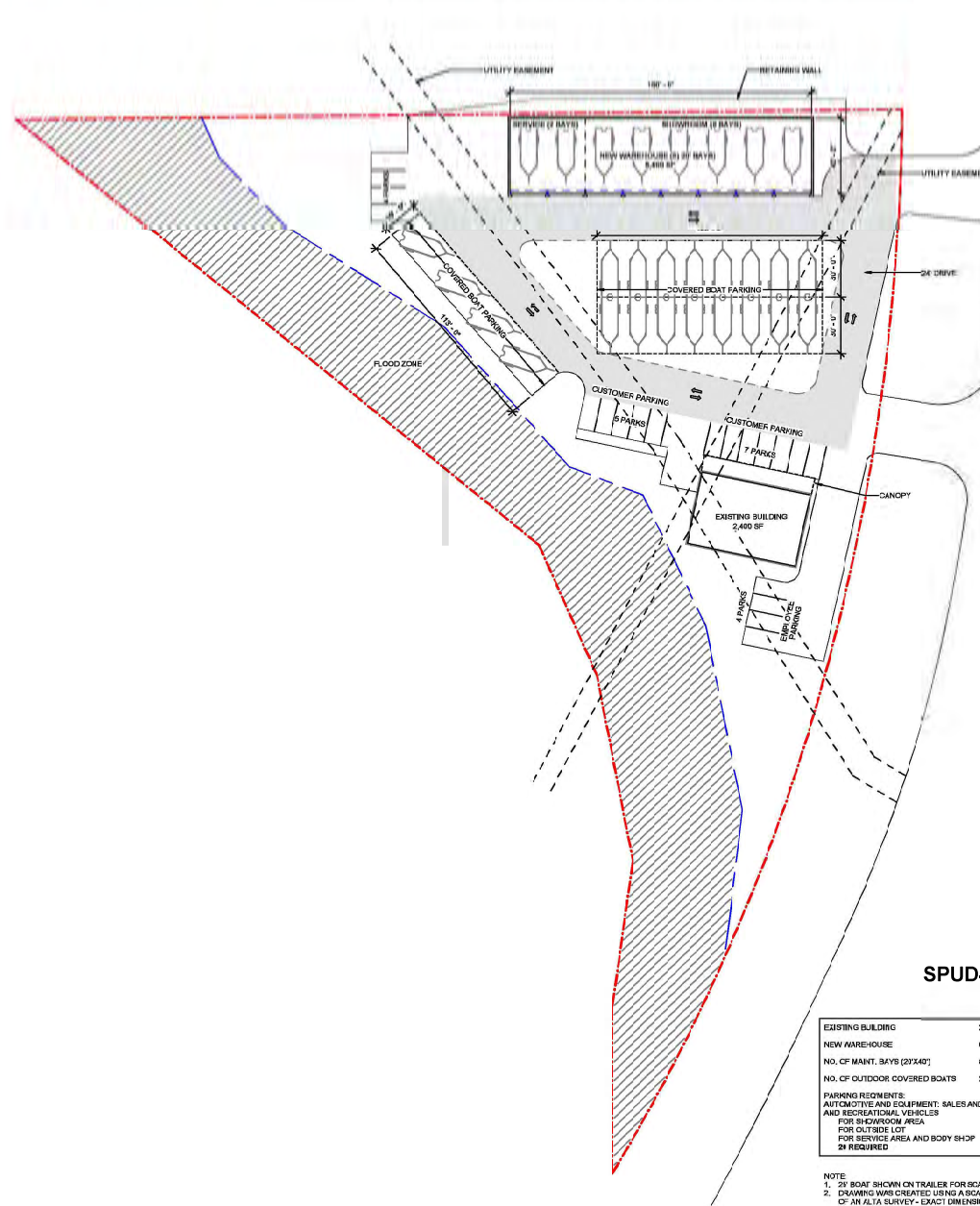
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1674 Exhibit A - Legal Description

A part of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Beginning at a point 594.15 feet West and 758.76 feet South of the Northeast corner of said Northeast Quarter (NE/4), said point lying on the West right-of-way line of Interstate Highway No. 35; thence South 89°25'17" West for a distance of 476.81 feet to the center line of a creek; thence South 51°36'35" East on the center line of said creek, for a distance of 260.40 feet; thence South 49°57'22" East on the center line of said creek for a distance of 100.50 feet; thence South 24°37'37" East on the center line of said creek for a distance of 75.24 feet; thence South 11°24'36" East on the center line of said creek, for a distance of 101.12 feet; thence South 7°01'20" West on the center line of said creek for a distance of 80.85 feet; thence South 00°56'33" West on the center line of said creek for a distance of 90.30 feet to the intersection of the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) with the West line of said Interstate Highway No. 35; thence North 27°14'08" East on the West right-of-way line of said Highway, for a distance of 80.96 feet to a point of curve; thence Northerly on the West right-of-way line of said Highway and on the arc of a curve to the left having a radius of 1,070.92 feet for a distance of 516.21 feet to the point of beginning.



SPUD-1674 Exhibit B

EXISTING BUILDING	2,400 SF
NEW WAREHOUSE	8,400 SF
NO. OF MAINT. BAYS (20'x40')	8
NO. OF OUTDOOR COVERED BOATS	24
PARKING REQUIREMENTS:	
AUTOMOTIVE AND EQUIPMENT: SALES AND RENTALS, MANUFACTURE (MOBILE) HOMES AND RECREATIONAL VEHICLES	
FOR SHOWROOM AREA	31,400 SF OF SALES AREA
FOR OUTSIDE LOT	10,000 SF OF SALES AREA
FOR SERVICE AREA AND BODY SHOP	1,000 SF OF SERVICE AND/OR SHOP AREA
24 REQUIRED	

NOTE:
1. 24' BOAT SHOWN ON TRAILER FOR SCALE.
2. DRAWING WAS CREATED USING A SCALED PDF OF AN ALTA SURVEY - EXACT DIMENSIONS ARE TO BE CONFIRMED ONCE AN UPDATED SURVEY IS RECEIVED.

PROJECT NAME:
SLUTS WATER SPORTS BOAT DEALERSHIP
PROJECT NO:
DATE:
STATUS:
PRELIMINARY
REVISED NOTES:

NOT FOR
CONSTRUCTION

REVISIONS
NO. DESCRIPTION DATE

ARCHITECT:
AVERY BLAYN
PRINCIPAL | STUDIO A, LLC



CLIENT:
KEITH BIN ON
LOCATION:
10611 N-105 SERVICE ROAD OKLAHOMA CITY, OK

DRAWING NAME:
SITE PLAN OPT. 1
DRAWING SCALE: 1/8" = 1'-0" (DATE: 24' X 36" 10/08/24)
DRAWN BY: AS
CHECKED: 24030
DRAWING NO.: A099.1
REVISION: