

**APPROVED**

9-10-2024

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1648**

**MASTER DESIGN STATEMENT FOR**

**512 S. Mustang Rd.**

**June 13, 2024  
July 9, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
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## **SPUD-1648 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 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:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services

8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

The maximum building height shall be 35 feet.

**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 in accordance with the base zoning district.

**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:**

**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 prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be taken from a maximum of two (2) access drives off of S. Mustang Rd. with a minimum separation of 150 feet. Off-site driveways shall be separated a minimum of 200 feet from on-site driveways.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**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, 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. Exposed metal or exposed concrete block buildings shall not 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

Exhibit C: Conceptual Site Plan Aerial

### **SPUD-1648 Exhibit A – Legal Description**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being a portion of Lot 1 in Block 1, WESTPOINTE PARKWAY PHASE 1 recorded in Book 8 of Plats, Page 277, being more particularly described as follows: COMMENCING at the northwest (NW) corner of said Northwest Quarter (NW/4); THENCE South 00°25'56" East, along and with the west line of said Northwest Quarter (NW/4), a distance of 1175.16 feet; THENCE North 89°34'04" East, departing said west line, a distance of 50.00 feet to a point on the west line of said Lot 1, said point lying 250.00 feet South 00°25'56" East of the northwest corner of said Lot 1, also being the POINT OF BEGINNING; THENCE continuing North 89°34'04" East, departing the west line of said Lot 1, a distance of 360.00 feet; THENCE South 00°25'56" East, a distance of 209.02 feet; THENCE South 89°37'15" West, a distance of 360.00 feet to a point on the west line of said Lot 1; THENCE North 00°25'56" West, along and with the west line of said Lot 1, a distance of 208.69 feet to the POINT OF BEGINNING.

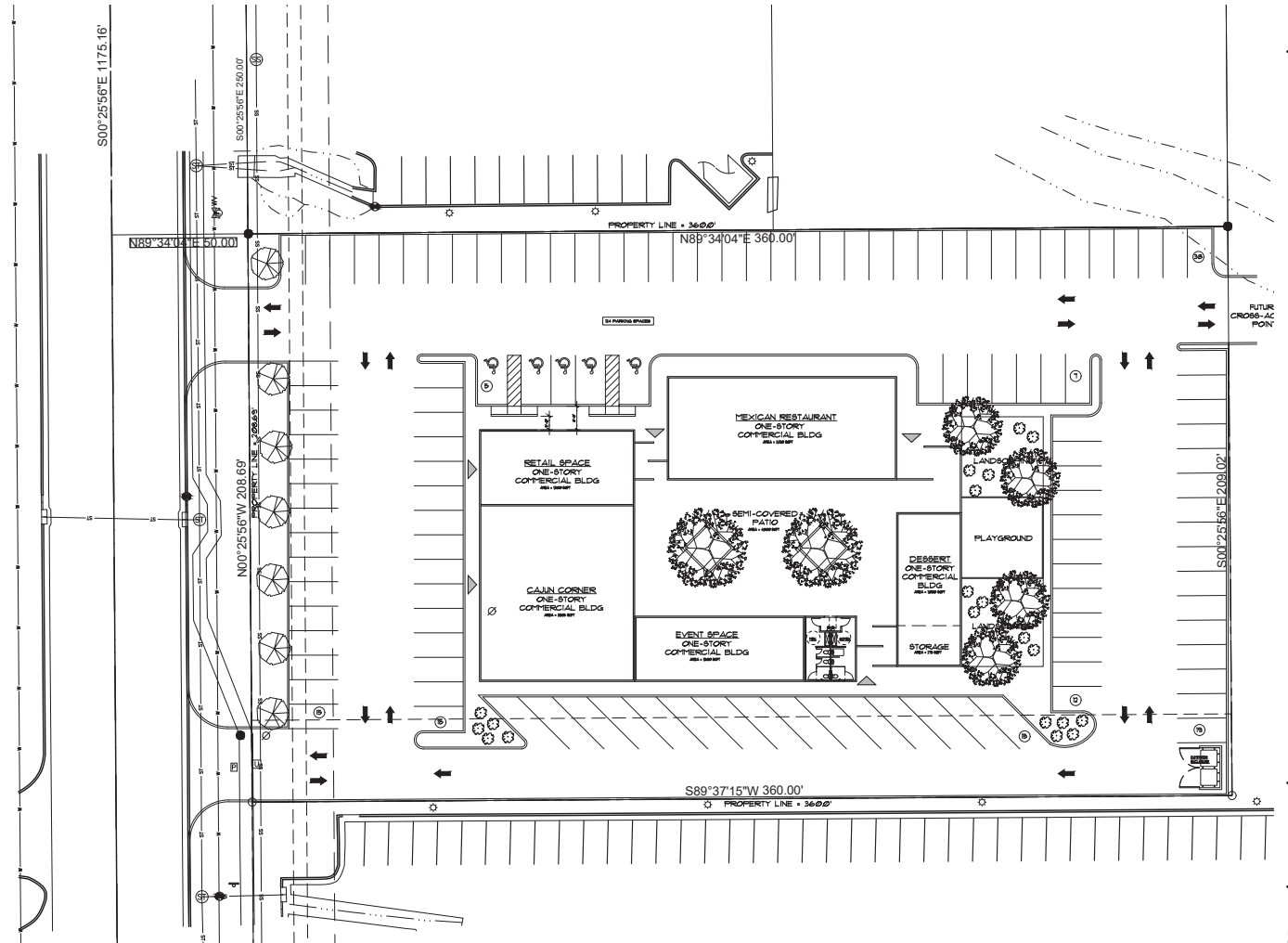
**PROJECT INFORMATION**  
 PROJECT ADDRESS: 510 S. MUSTANG RD.  
 YUKON, OK 73099

**PROJECT OWNER:** NAM NGUYEN  
**CONTACT:** namvnguyen42@gmail.com

**ARCHITECT:** SAM GRESHAM ARCHITECTURE  
**PLANS BY:** HOLLIE HUNT  
**CONTACT:** 400 NW 23RD ST, SUITE B  
 OKLAHOMA CITY, OK 73103  
**PHONE:** 405-842-7998  
**EMAIL:** hollie@sangreshamarchitect.com

**ZONING CLASSIFICATION:** C-3  
**CONSTRUCTION TYPE:** 2B  
**BUILDING CODE:** IBC 2018  
**USE GROUP:** ASSEMBLY  
 Use Unit Classification: Restaurant(s)

**BUILDING AREAS**  
 CAJUN CORNER: 3585 SQFT  
 MEXICAN RESTAURANT: 3220 SQFT  
 RETAIL SUITE: 1500 SQFT  
 DESSERT SUITE: 1000 SQFT  
 EVENT SPACE: 1500 SQFT  
 STORAGE: 275 SQFT  
**TOTAL:** 10,430 SQFT



EXISTING  
 SITE PLAN  
 SCALE: 1"=10'-0"

SPUD-1648 Exhibit B

PRELIMINARY  
 NOT FOR CONSTRUCTION

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PROJECT #: 240033  
 DATE: 04.19.24  
 DRAWING NO.

A1.1

CONCEPTUAL SITE PLAN

**SAM GRESHAM**  
 ARCHITECTURE  
 400 NW 23rd St., Suite B  
 Oklahoma City, OK 73103  
 405-842-7998

**CAJUN CORNER & MORE**  
 510 S. MUSTANG RD.  
 YUKON, OK 73094



SPUD-1648 Exhibit C

