

***SPUD-1528 MASTER DESIGN STATEMENT***

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

MASTER DESIGN STATEMENT

FOR

3514 N. MacArthur Boulevard  
Oklahoma City, Oklahoma

April 12, 2023  
Revised May 17, 2023

**PREPARED BY:**

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**FOR:**

Ms. Michelle Langford  
c/o Danny & Catherine Maxey  
7100 N. Lake Front Drive  
Warr Acres, Oklahoma 73132  
mrlangford75@gmail.com

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, 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 regulations of the **C-3, Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) shall be the only use(s) permitted on this site and shall be allowed by right:

Permitted Use Units:

Administrative & Professional Office (8300.1)  
Adult Day Care Facilities (8300.2)  
Alcoholic Beverage Retail Sales (8300.5)  
Animal Sales & Service (8300.8)  
Animal Sales & Service: Kennel & Veterinary Restricted (8300.11)  
Automotive: Parking Garage (8300.12)  
Automotive: Parking Lot, as Principal Use (8300.13)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)

Child Care Centers (8300.25)  
Communications Services: Limited (8300.29)  
Community Recreation: General (8250.2)  
Community Recreation: Property Owners Association (8250.3)  
Community Recreation: Restricted (8250.4)  
Construction Sales & Services (8300.31)  
Convenience Sales & Personal Services (8300.32)  
Cultural Exhibits (8250.5)  
Custom Manufacturing (8350.3)  
Dwelling Units & Mix Use (8200.2)  
Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)  
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, Alcohol Not Permitted (8300.37)  
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)  
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)  
Food & Beverage Retail Sales (8300.41)  
Greenhouse (8150.6.3)  
Laundry Services (8300.48)  
Library Services & Community Centers (8250.11)  
Light Public Protection & Utility: General (8250.12)  
Light Public Protection & Utility: Restricted (8250.13)  
Low Impact Institutional: Neighborhood Related (8250.14)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Murals (8250.16)  
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)  
Personal Storage (8300.60)  
Retail Sales and Services: General (8300.63)  
Retail Sales and Services: Pawn Shops (8300.65)  
Spectator Sports & Entertainment: Restricted (8300.69)  
Wholesaling, Storage & Distribution: Restricted (8350.16)

2. Maximum Building Height: Per base zoning district.
3. Maximum Building Size: Per base zoning district.
4. Maximum Number of Buildings: None.
5. Building Setback Lines: Per base zoning district
6. Sight-proof Screening: Per base zoning district.
7. Landscaping: Should the site be redeveloped, 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

The existing pole sign will be allowed. New freestanding signs shall be per the existing base zoning regulations, except pole signs shall not be allowed.

8.2 Attached Signs

Attached signs will be in accordance with C-3, Community Commercial District regulations.

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

8.4 Electronic Messaging Signs

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

9. Access: Existing access from N. MacArthur Boulevard shall remain. If the site is redeveloped, access shall be per the regulations in place at the time development.
10. Sidewalks: No existing sidewalks are located along N. MacArthur Boulevard. No sidewalks shall be required for a change of use. Should the site be redeveloped, sidewalk requirements shall be per the regulations in place at the time of development.

**II. Other Development Regulations:**

1. Architecture: Existing exterior building is glass windows and doors with metal canopy on West face. The remaining three sides are concrete block. Future buildings shall comply with the base zoning regulations.
2. Open Space: None.
3. Street Improvements: N/A
4. Other:

Lighting: The site lighting improvement in this SPUD, if required, shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters: Existing dumpster area located in the parking lot shall be enclosed.

Parking: This SPUD has existing parking located in front of the building. Twenty-five (25)) parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD., not including any required accessible parking spaces.

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: Master Development Plan  
Exhibit C: Zodiac Club Floor Plan

**Exhibit A**  
**Legal Description**

**Joint Tenancy Warranty Deed, Recorded in Book 9379, Page 765**

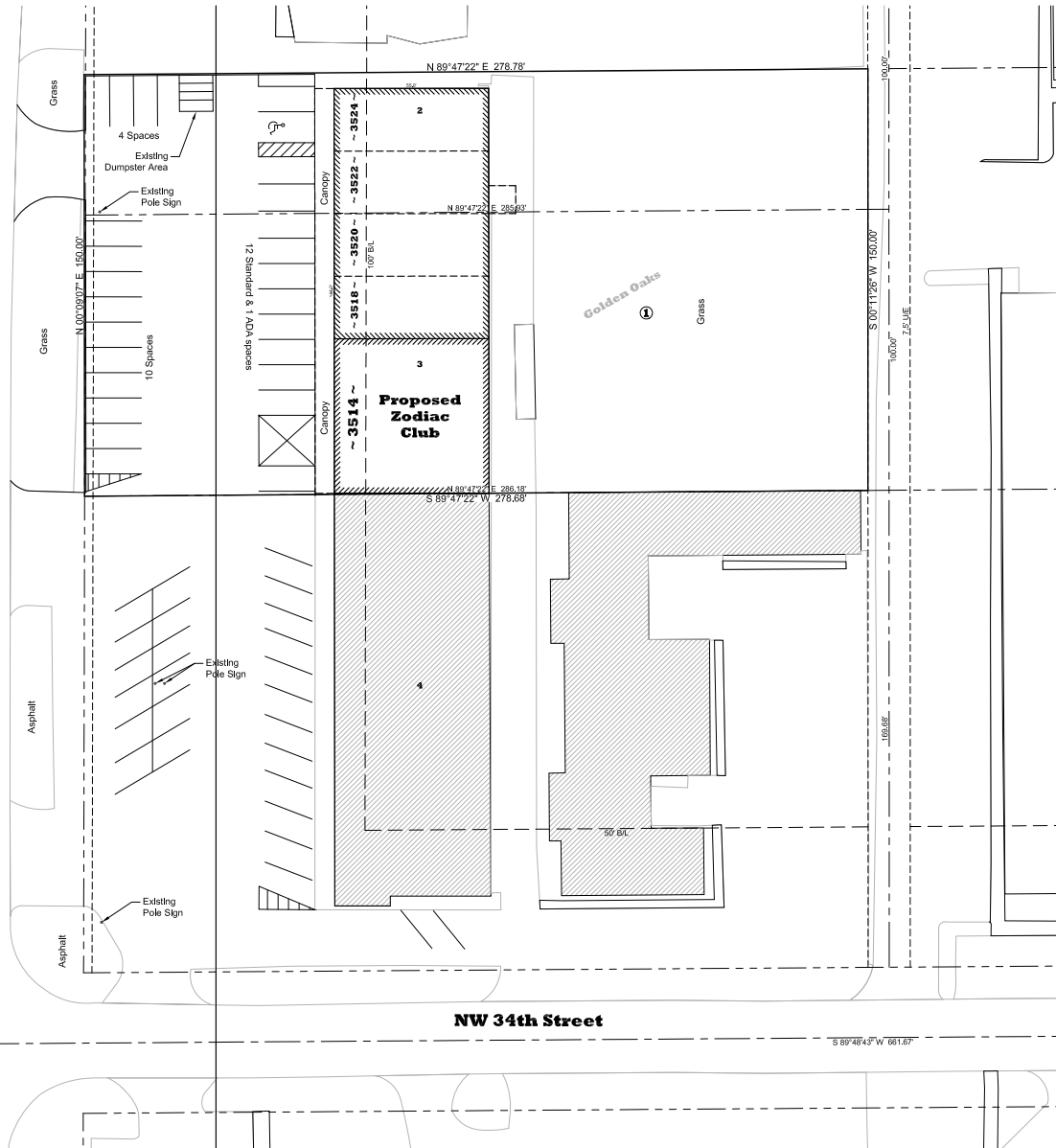
The South 50 feet of Lot Two (2), except the East 7 1/2 feet thereof, and all of Lot Three (3), except the East 7 1/2 feet thereof, in Block One (1), in GOLDEN OAKS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof.



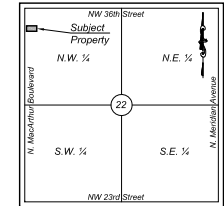
THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

Legend	
	SUBJECT PROPERTY
	PROPERTY LINE
	CENTER LINE
	OVERHEAD ELECTRIC LINES
	WATERLINE
	SANITARY SEWER LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	BOLLARD
	FIBER OPTIC PULL BOX
	POWER POLE
	POWER POLE W/ LIGHT
	GUY ANCHOR
	GAS VALVE
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	PIRE HYDRANT
	SPRINKLER CONTROL BOX
	BOX

N. MacArthur Boulevard



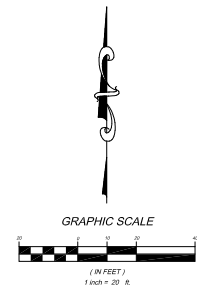
## Exhibit B Master Development Plan



**Vicinity Map**  
Section 22, Township 12N, Range 4W  
Not To Scale

### Legal Description

The South 50 feet of Lot Two (2), except the East 7 1/2 feet thereof, and all of Lot Three (3), except the East 7 1/2 feet thereof, in Block One (1), in GOLDEN OAKS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof.



NO.	REVISION/ISSUE	DATE

**Zodiac Club**  
3819 NW 34th Street  
Oklahoma City, Oklahoma 73112  
(405) 472-1063



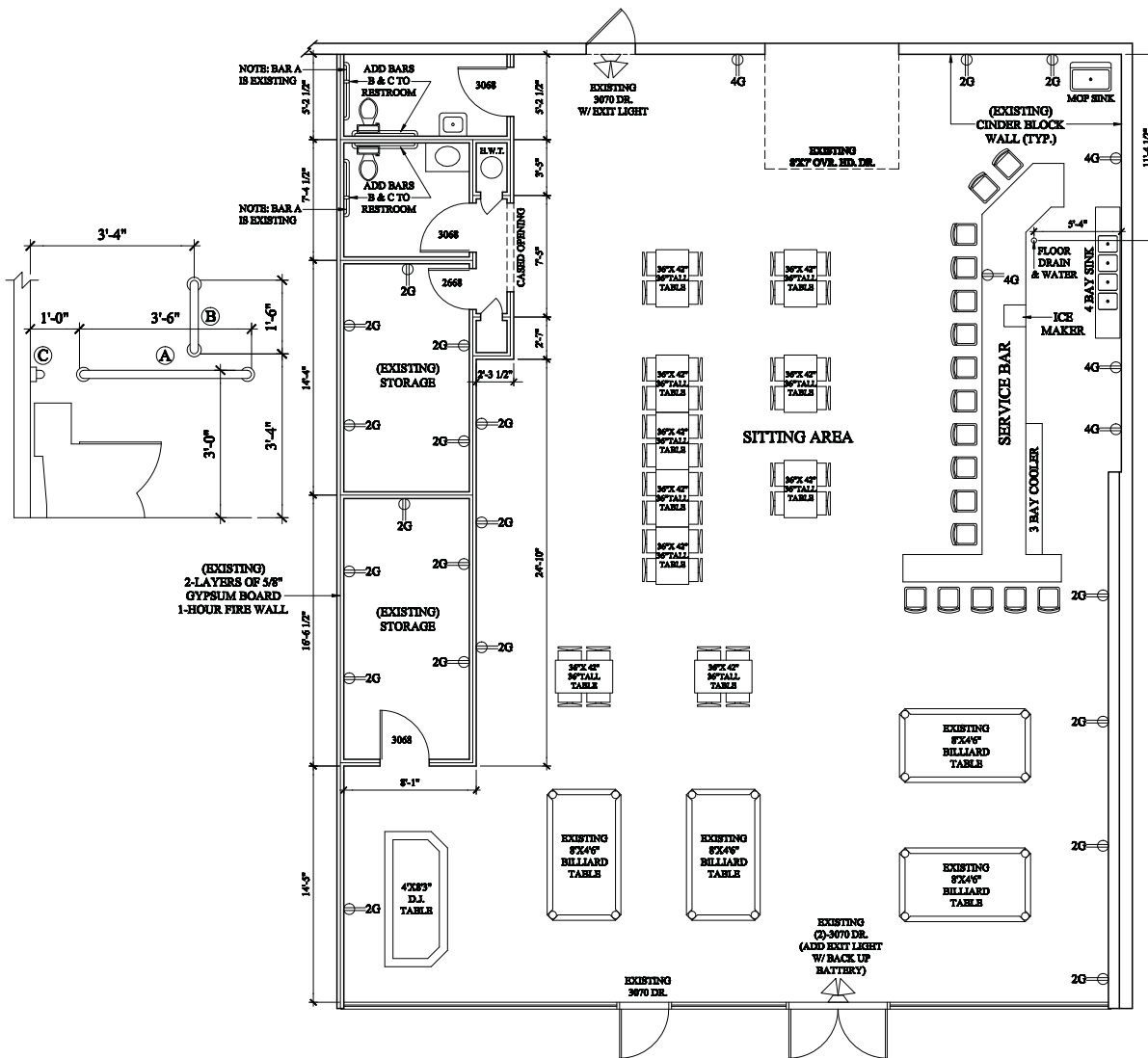
**Zodiac Club**  
3514 N. MacArthur Boulevard  
Oklahoma City, Oklahoma 73122  
Golden Oaks Addition  
Master Development Plan

PROJECT NO.	3672.1
FILE	3672-1SP
DATE	04-03-2023
DRAWN BY	CWA
CHECKED BY	CWA
FIELD CREW	N/A

**C1**  
OF 1

BLDC-2023-02616

Exhibit C - Floor Plan



### **NOTE FLOOR FOOTING**

**TOTAL  
FLOOR  
2747**

**NOTICE TO PROSPECTIVE BIDDERS**  
**FLOOR PLANS AND ELEVATIONS ARE**  
**FOR TYPICAL CONSTRUCTION**  
**PERFORMED ONLY AND MAY VARY IN**  
**SQUARE FOOTAGE AND EXTERIOR**  
**LOADS EACH TIME THE ROAD IS**  
**BUILT. PLANS ARE GENERAL GUIDES**  
**FOR CONSTRUCTION AND SHOULD AS**  
**AN AID TO THE BUILDER AND**  
**WORKMAN.**

**ITEMS ON PLANS AND  
ELEVATIONS SUCH AS DOORS AND  
WINDOWS MAY BE DIFFERENT FROM  
THE ACTUAL SITUATION. USING  
BULK, INCLUSIVE OTHERS  
SHOULD CONSULT WITH GENERAL  
CONTRACTOR OF ANY CHANGES  
THAT ARE MADE AFTER MEASUREMENT  
AND BEFORE FOR THE PROJECT.**

**THE DRAWINGS DO NOT SCALE**



\*\*\*\*\*NOTES\*\*\*\*\*

**NO LONGER FRAMES ARE TO BE  
SHOWN FOR THIS SET OF PLANS  
ONLY IF THE (T) IS LOGO  
SHOWN ABOVE IS LINE.  
NO LONGER FRAMES ARE TO BE  
SHOWN FOR THE ARCHES SHOWN  
BELOW ONLY. THE PLAN IS NOT  
TO BE INTRODUCED OR CHANGED.**

**Zodiac Club**  
3514 N. MacArthur  
Oklahoma City, OK 73122

**FLOOR PLAN**  
**SCALE: 1/4"=1'-0"**