

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

MASTER DESIGN STATEMENT

SPUD - 1605

COLONNADE BUSINESS PARK II

Revised March 5, 2024

Owner/Developer: TG ENTERPRISE GROUP, LLC
3701 NW 192nd Street
Edmond, Ok. 73012

Prepared by: Isch and Associates, Inc.
1913 W. 33rd Street, Suite 110
Edmond, Ok. 73013

SPUD-1605 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.

- 1.0 This site will be developed in accordance with the regulations of the **O-1 Limited Office District** (OKC Zoning Ordinance, 2020), except that the following will apply:

The following uses will be the only uses permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.8 Animal Sales and Services; Grooming
- 8300.11 Animal Sales and Services; Kennel and Veterinary, Restricted
- 8300.23 Building Maintenance Services
- 8300.24 Building Support Services
- 8300.32 Convenience Sales and Personal Services
- 8300.41 Food and Beverage Retail Sales
- 8300.52 Medical Services; General
- 8300.61 Repair Services; Consumer

And provided that the following restrictions shall apply:

- 2.0 Maximum Building Height - 35 feet
- 3.0 Maximum Building Size - 6,000 sq. ft.
- 4.0 Maximum Number of Buildings - 8
- 5.0 Building Set Back Lines – Front – 10 feet
Rear – 10 feet
Side - 5 feet
- 6.0 Sight Proof Screening - Sight-proof screening shall be in accordance with the base zoning district.
- 7.0 Landscaping – The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development.
- 8.0 Signs:
 - 8.1 Free Standing accessory signs: One ground sign shall be allowed at the entry drive off NW 192nd Street. The sign shall be a maximum 8 feet tall and 100 square feet in area. The sign may advertise any business within this SPUD.
 - 8.2 Attached signs: Wall signs shall be permitted for the individual buildings per the base zoning district.
 - 8.3 Non-Accessory Signs: Non-accessory signs/billboards are not permitted.
 - 8.4 Electronic Message Display signs: EMD signs are not permitted.
- 9.0 Access: A common access drive shall be permitted off NW 192nd Street with connection to Tract II of PUD-1686 to the west and to the adjoining tract to the north in PUD-1786.

A pedestrian connection along NW 192nd Street shall be required to connect to the property to the east.

II. OTHER DEVELOPMENT REGULATIONS

- 1.0 Architecture – Exterior buildings wall finish on all structures shall consist of a minimum 70% brick veneer, stone, 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.
- 2.0 Open Space – There shall be a minimum of 15% open space.

- 3.0 Street Improvements – One common drive will be allowed off NW 192nd Street. Access to buildings will be from common drives and shared parking. Drives and parking will be maintained by a property owners association.
- 4.0 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.
- 5.0 Dumpsters:
Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that that screens the dumpsters 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.
- 6.0 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.
- 7.0 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 fencing, 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.
- 8.0 Drainage:
Development will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. SUPPORTING DOCUMENTS

Exhibit A	Legal Description
Exhibit B	Master Plan

EXHIBIT A

LEGAL DESCRIPTION – SPUD-1605

A Tract of land located in the SW $\frac{1}{4}$ of Sec. 24, T14N, R4W, I.M. in Oklahoma County, Oklahoma and being more particularly described as:

COMMENCING at the SW Corner of Said Sec. 24;

THENCE N89°16'43"E along the South line of Said SW $\frac{1}{4}$ a distance of 2,159.78 ft. to the POINT OF BEGINNING;

THENCE N00°43'17"W a distance of 751.73 ft;

THENCE N89°16'43"E a distance of 205.24 ft;

THENCE S00°19'20"E a distance of 751.75 ft to a point on the South line of Said SW $\frac{1}{4}$;

THENCE S89°16'43"W along Said South line a distance of 200.00 ft. to the POINT OF BEGINNING.

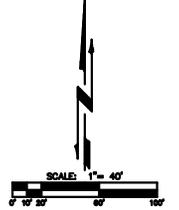
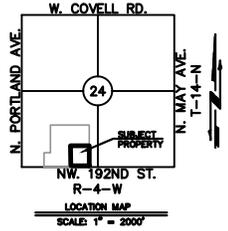
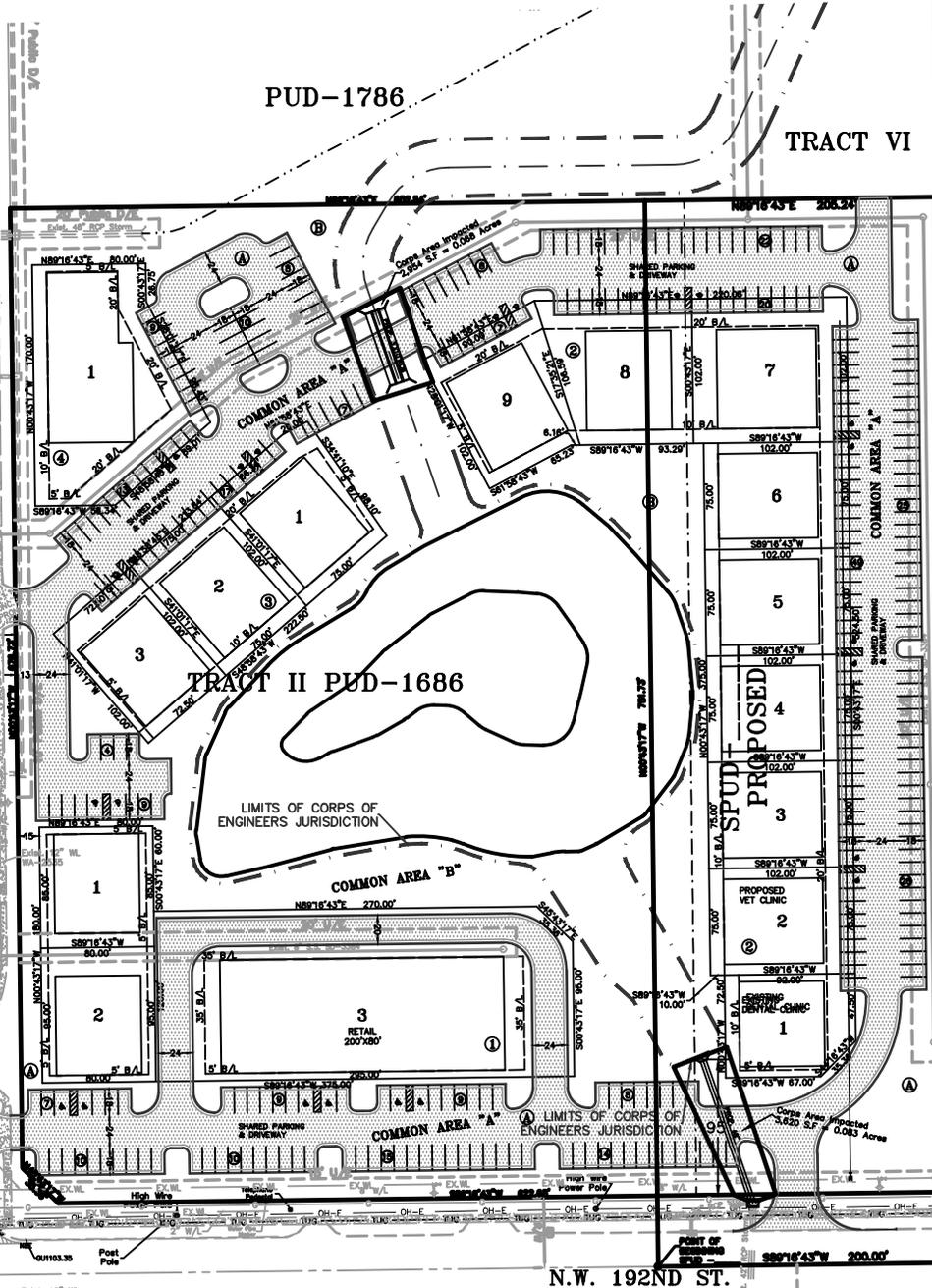


EXHIBIT B -
SPUD 1605
MASTER PLAN
COLONNADE BUSINESS PARK
A PART OF THE SW 1/4
SECTION 04, T14N, R4W, L14
Oklahoma County, Oklahoma
PART OF PUD-1686

ISCH & ASSOCIATES, INC.
1913 W. 33rd Street-Suite 110 - EDMOND - OKLAHOMA 73013
PHONE 405-399-0288
Certificate of Authorization No. 1139 Exp. Date 6-30-2025

1/11/2024