

**A P P R O V E D**

8-15-2023

BY THE CITY COUNCIL

*Arny H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1524**  
**MASTER DESIGN STATEMENT**

9102 N.W. Expressway (to the rear of and behind)

March 24, 2023  
Revised May 18, 2023  
Revised June 1, 2023  
Revised June 13, 2023

**Applicant's Representative:**

J. Kelly Work, Attorney at Law  
105 N. Hudson, Suite 304  
Oklahoma City, Oklahoma 73102  
405-232-2790  
405-232-3966 (fax)  
jkwork225@gmail.com

# **SPUD-1524 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, 2022, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

Light Public Protection and Utility: General (8250.12)  
Light Public Protection and Utility: Restricted (8250.13)  
Low Impact Institutional: Neighborhood Related (8250.14)  
Administration and Professional Office (8300.1)  
Animals Sales and Services: Grooming (8300.8)  
Automotive Parking Lots, as a principal use (8300.13)  
Automotive and Equipment: Automobile Dealerships and Malls (8300.18)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)  
Communication Services: Limited (8300.29)  
Convenience Sales and Personal Services (8300.32)  
Laundry Services (8300.48)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Participant Recreation and Entertainment: Indoor (8300.55)

Personal Services: General (8300.58)  
Personal Services: Restricted (8300.59)  
Repair Services: Consumer (8300.61)  
Research Services: Restricted (8300.62)  
Retail Sales and Services: General (8300.63)  
Custom Manufacturing (8350.3)  
Industrial Light (8350.5)  
Wholesaling Storage & Distribution: Restricted (8350.16)

2. **Maximum Building Height:** 30 feet
3. **Maximum Building Size:** The base zoning district shall regulate the size of buildings in the SPUD.
4. **Maximum Number of Buildings:** The base zoning district shall regulate the number of buildings in the SPUD.
5. **Building Setback Lines**
  - Front Yard: 20 feet
  - Rear Yard: 20 feet
  - Sides: 10 feet

The following uses will not be located within 150 feet of the south boundary:

Convenience Sales and Personal Services (8300.32)

6. **Sight-proof Screening:** An eight-foot (8') tall screening fence shall be provided along the entire length of the southern boundary. Said fence shall be constructed of stucco, brick, stone, wood, metal, or iron and/or any combination thereof and shall be solid and opaque.
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. A 10-foot landscaped buffer shall be required along the southern boundary of the SPUD. Within the landscape buffer, shade trees a minimum 2.5" caliper in size shall be planted 20' on center for the length of the southern boundary. The trees to be planted shall be upright, narrow in growth habit, such as Bald Cypress or similar.
8. **Signs:**
  - 8.1 **Free standing accessory signs**

All freestanding signs within the SPUD shall be ground (monument) signs with the maximum size being eight feet (8') high and one hundred square feet (100 sq. ft.) in area and shall have no less than twenty-five square feet (25 sq. ft.) of landscaping at the base. No pole signs will be allowed.

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

## **8.2 Attached signs**

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

## **8.3 Non-Accessory Signs**

Non-accessory signs are specifically prohibited in this SPUD.

9. **Access:** There shall be one access point from the Northwest Expressway. Shared access shall be permitted with the properties to the north, east and west.

## **II. Other Development Regulations:**

1. **Architecture:** Brick veneer, rock or stone masonry, EIFS, stucco, wood, concrete-board or exposed metal finish shall be permitted.
2. **Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, 2010, as amended.
3. **Dumpsters:** Dumpsters shall be consolidated and located within an area screened by a masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than fifty feet (50') from all property lines adjacent to residential zoning/use.
4. **Parking:** Parking shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, as amended. Pervious paving may be used for parking areas, driveways, pathways and plazas, in accordance with the Oklahoma City Planning Department's Pervious Paving Guidelines and subject to Public Works Department review and approval. However, gravel paving shall not be allowed for parking areas, driveways, pathways and/or plazas. Where connected to public-rights-of-ways, the access drive aprons shall be constructed of hard surface paving meeting Oklahoma City Code requirements for driveway construction. Maintenance of the pervious paving shall be required and shall be the responsibility of the property owners.
5. **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: Conceptual Site Plan

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

**9102 Northwest Expressway (to the rear of and behind)**  
**Yukon, Oklahoma 73099**

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point on the South line of the said NE/4, 751.3 feet West of the Southeast Corner of the NE/4; Thence West a distance of 210 feet; Thence North a distance of 435 feet; Thence East 210 feet; Thence South 435 feet to the Point of Beginning.

Conceptual site plan showing feasible option permitted under proposed rezoning

