

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1535**

**MASTER DESIGN STATEMENT FOR**

**415 NW 5<sup>th</sup> St.**

**May 9, 2023**

**PREPARED BY:**

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# **SPUD-1535 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 Development Regulations 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 **Downtown Business District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses permitted in the Downtown Business District, the following use shall be permitted.

8300.10 Animal Sales and Services: Kennel and Veterinary, General [dogs shall not be allowed outside between the hours of 6:30 p.m. and 7:00 a.m.]

2. **Maximum Building Height:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

3. **Maximum Building Size:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

**4. Maximum Number of Buildings:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

**5. Building Setback Lines**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

**6. Sight-proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

**7. Landscaping:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

**8. Signs:**

**8.1 Free Standing 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:**

The existing access shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

**10. Sidewalks**

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

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

### **1. Architecture:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, 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:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, the base zoning district regulations shall apply.

### **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:**

The existing yard shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, 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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of development, 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.

**9. Other:**

The existing Canin Turf, an artificial turf designed for dogs, shall be washed down with a disinfectant at least once per day.

Dogs will never be outside without at least one dog handler present. Said dog handler shall be trained in fundamental principles and techniques of managing dog behavior. The handler will be equipped with the knowledge and tools to positively interrupt undesirable behavior, such as barking. Should a dog continuously bark after four (4) positive behavior interruptions, the dog will be sent inside the building.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

**Exhibit A**

**LEGAL DESCRIPTION**

The North One Hundred (100) feet of the West Twenty (20) feet of Lot Eleven (11) and the North One Hundred (100) feet of Lot Twelve (12) of Block Sixty-Eight (68) of Supplemental Oklahoma City Addition, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

