

**APPROVED**

11-19-2024

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1663**

**MASTER DESIGN STATEMENT**

**7900 N MacArthur**

**July 11, 2024**  
**Revised September 17, 2024**  
**Revised September 26, 2024**

**PREPARED BY:**

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## SPUD-1663 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).*

### **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.

1. This site will be developed in accordance with the regulation of the **C-3 "Community-Commercial" 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:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15), further limited to passenger vehicles only.
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- 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)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- 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 (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales. Small: Restricted (8300.46)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- 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)

**2. Maximum Building Height:**

Maximum height of any building shall be per code.

**3. Maximum Building Size: N/A**

**4. Maximum Number of Buildings: N/A**

**5. Building Setback Lines:**

Front Yard (N MacArthur Blvd) 10 feet:  
 Side Yard: Per base zoning district  
 Rear Yard: Per base zoning district  
 Corner Side Yard (W Wilshire Blvd): 15-feet

**6. Sight-proof Screening:**

No sight-proof screening shall be required within this SPUD.

**7. Landscaping:**

Should the subject site be redeveloped in the future, landscaping shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

Freestanding signs: Shall be in accordance with the City of Oklahoma City Municipal Code, 2020, as amended.

Attached Signs: Attached signs shall be in accordance with the City of Oklahoma City Municipal Code, 2020, as amended.

Electronic Display Signs: Electronic Message Display signs shall be prohibited.

Non-Accessory Signs: Non-accessory/ off-premises signs shall be prohibited.

**9. Access:**

The two (2) existing drives along N MacArthur Blvd shall be allowed to remain. The existing drive along W Wilshire Blvd. shall be closed at the time of redevelopment.

**10. Sidewalks:**

Should the site be redeveloped, sidewalks shall be required. Any new sidewalks will be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

The existing structure shall be deemed to be in conformance with zoning regulations. If the site is redeveloped, all structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco, masonry or stone masonry. No more than 50% EIFS, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not

facing towards any street.

**2. Open Space:** N/A

**3. Street Improvements:** N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 dumpster placement shall be deemed in zoning conformance and shall be screened by a fence or masonry wall of sufficient height.

**6. Parking:**

Eight (8) parking spaces shall be required within and shall satisfy all uses within this SPUD. Existing parking shall be deemed in conformance.

No more than sixteen (16) cars awaiting repair or for sale shall be permitted on the property at one time.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots located adjacent to the property. Off-street shared parking shall be permitted through cross access agreements in order to comply with parking requirements. Cars waiting repairs or for sale shall not be parked outside of the SPUD boundary.

**7. Maintenance:** N/A

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**9. Subdivision:**

Subdivision requirements shall be per the Subdivision Regulations, as amended.

**10. Other:** N/A

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

## SPUD-1663 Exhibit A – Legal Description

A part of Lot B in Block Three (3), in Lakeshore Estates Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the South line of said Lot B a distance of 187.00 feet West of the Southeast Corner of said Lot B, said point being 50.00 feet North and 629.87 feet East of the Southwest Corner of the Southwest Quarter of Section Thirty-Four (34), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian; Thence South  $89^{\circ}51'04''$  West on the South line of said Lot B for a distance of 77.02 feet to a point of curve; Thence Northwesterly on the arc of a curve to the right having a radius of 25.00 feet for a distance of 37.17 feet to a point of reverse curve and to the West line of said Lot B, said line being the East right-of-way line of MacArthur Boulevard; Thence Northwesterly on the West line of said Lot B, and on the arc of a curve to the left having a radius of 868.51 feet for a distance of 128.82 feet; Thence North  $89^{\circ}51'04''$  East and parallel to the South line of said Lot B for a distance of 122.21 feet; Thence South  $00^{\circ}08'56''$  East and perpendicular to the South line of said Lot B for a distance of 150 feet to the point or place of beginning.



# SPUD-1663 7900 N MacArthur

Exhibit 'B'  
Conceptual Site Plan

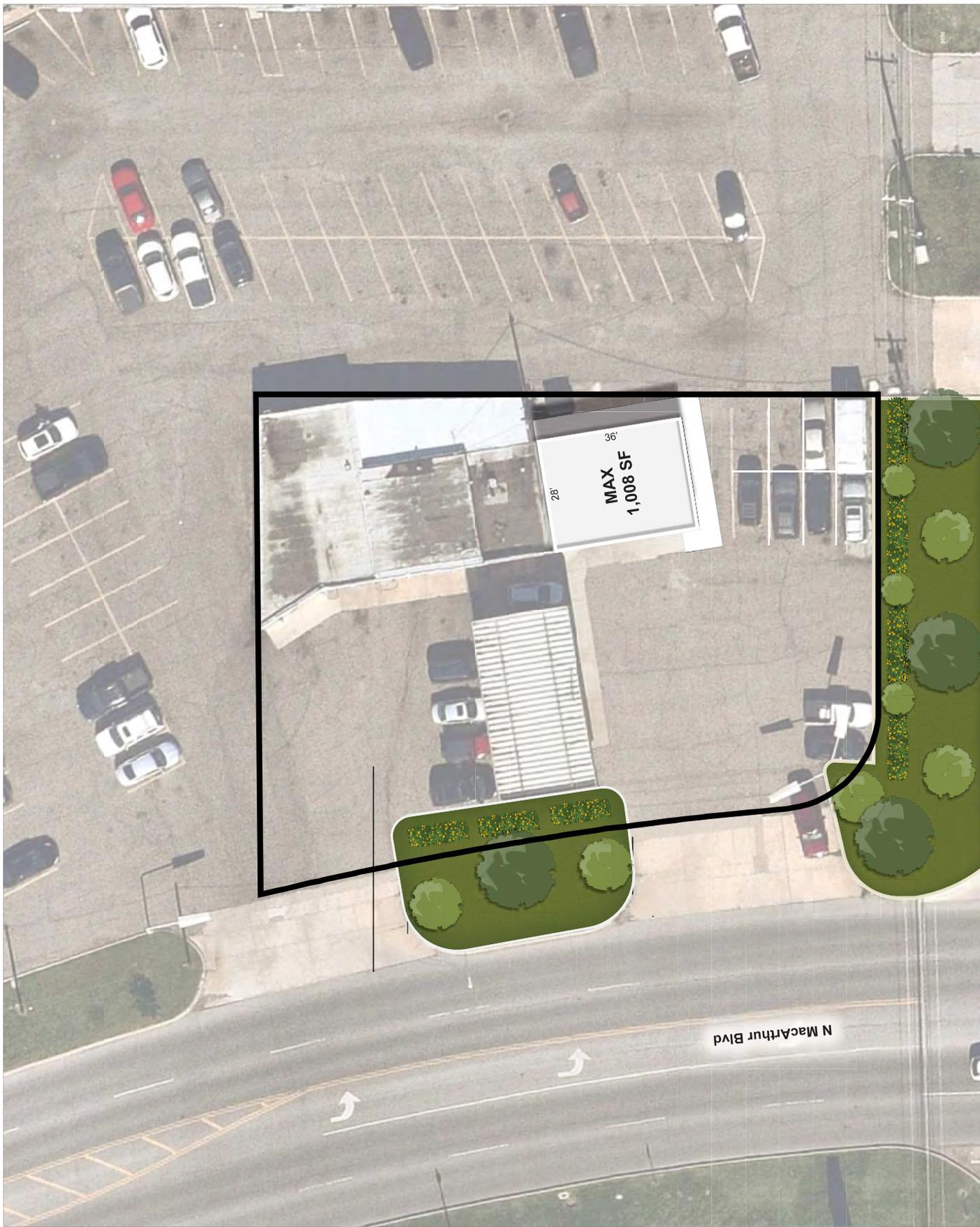


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MEMBERS: SURVEYORS PLANNERS

8/17/24

Conceptual site plan showing final design  
permitted under proposed rezoning.



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