

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT  
**SPUD-1714**  
**MASTER DESIGN STATEMENT FOR**  
**S. Sooner Rd. & SE 149<sup>th</sup> St.**

**January 30, 2025**  
**March 7, 2025**

**PREPARED BY:**

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## **SPUD-1714 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, 2020, as amended), except that the following restrictions will apply:

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

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8300.35	Eating Establishments: Fast Food
8300.41	Food and Beverage Retail Sales
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related

8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General

**2. Maximum Building Height:**

The maximum building height within this SPUD shall be one (1) story.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**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.

**8. Signs:**

All signage shall be in accordance with the base zoning district regulations, except that Off-Premise / Billboard and EMD signs are prohibited.

**9. Access:**

Access may be taken from S. Sooner Rd.

**10. Sidewalks**

Shall be in accordance with the base zoning district regulations.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, 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:**

Open space shall be in accordance with the base zoning district.

**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:**

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 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, except that there shall be a maximum of 35 parking spaces, including ADA spaces.

**7. Maintenance:**

Maintenance of the common areas, private drainage easements, private drives, and islands/medians in the development shall be the responsibility of the property owner. 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.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1714 Exhibit A – Legal Description

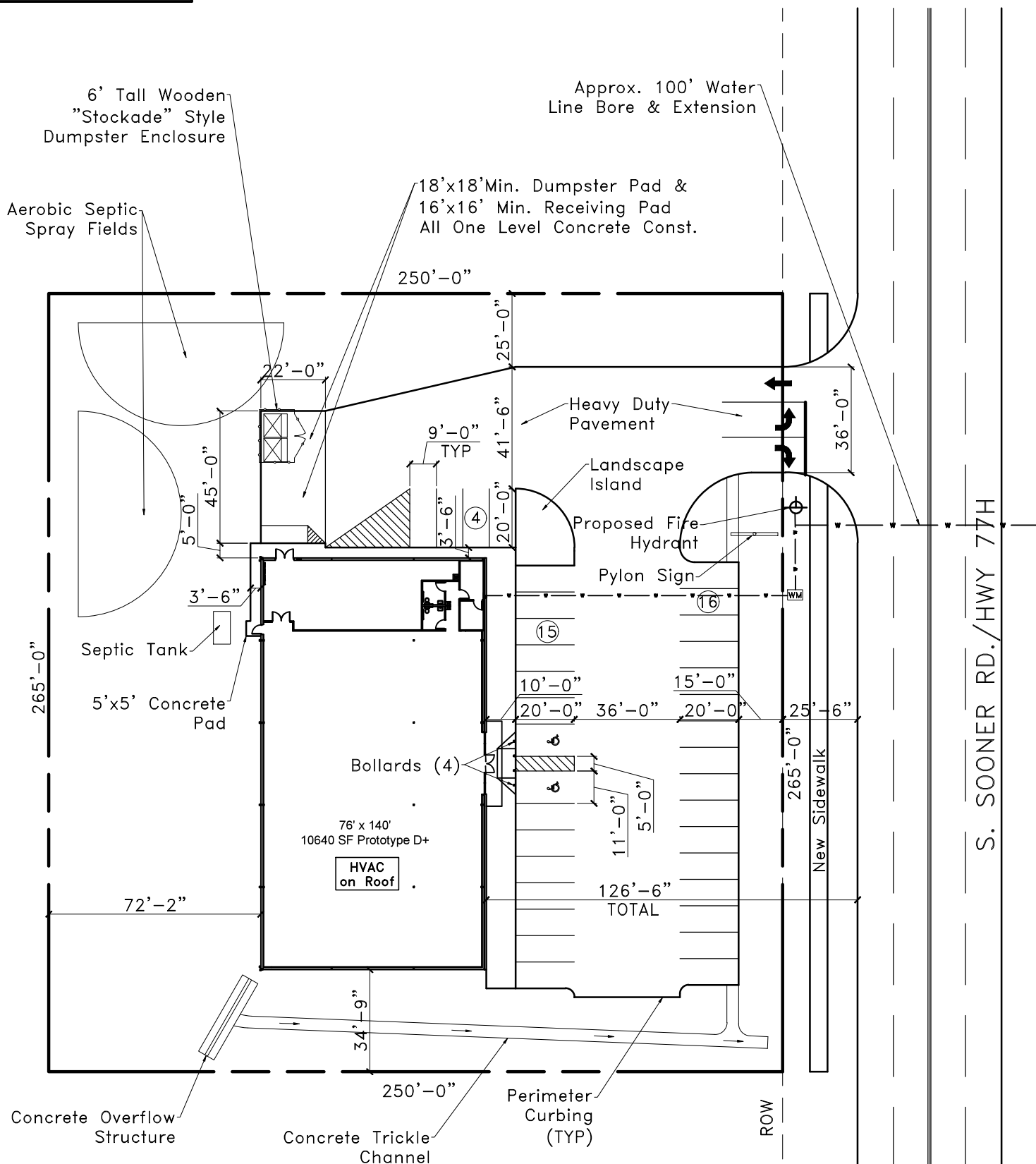
A part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North  $00^{\circ}23'37''$  West, along the East line of the Southeast Quarter (SE/4), a distance of 1319.81 feet to the Southeast corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); THENCE South  $89^{\circ}12'46''$  West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 50.00 feet to the POINT OF BEGINNING; THENCE continuing South  $89^{\circ}12'46''$  West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet; THENCE North  $00^{\circ}23'37''$  West, parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet; THENCE North  $89^{\circ}12'46''$  East, parallel with the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet to a point on the West right of way of Sooner Road; THENCE South  $00^{\circ}23'37''$  East, along the West right of way of Sooner Road also being parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet to the POINT OF BEGINNING.

# PRELIMINARY SITE PLAN

CITY,STATE - STREET: Oklahoma City, OK  
S. Sooner North of SE 149thSt.

SPUD-1714 Exhibit B

PROTOTYPE:	D+	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10640/8513		COMPANY: DJD Development, LLC	COMPANY: 4D Construction, LLC	1/9/25
ACREAGE: 1.52		NAME: Dan Dill	NAME: Jon Silver	
PARKING SPACES: 35		PHONE #: 405-262-6925	PHONE #: 405-919-8571	
CONCRETE SF: 26,515				



SCALE =  
NTS