

A P P R O V E D

3-11-2025

BY THE CITY COUNCIL
Amy M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1700

MASTER DESIGN STATEMENT FOR

Homeland Fueling Station

December 11, 2024

Revised: January 15, 2025

PREPARED BY:

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4433-005

SPUD-1700 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:

Agricultural Uses:

8150.7.1 Rainwater Harvesting

8150.7.2 Roof Garden

Residential Uses:

8200.4. Live/Work Units.

8200.12. Multiple-Family Residential (restricted to prohibit traditional garden style apartments)

Civic Uses:

8250.1. Artistic Graphics

- 8250.2. Community Recreation: General
- 8250.4. Community Recreation: Restricted
- 8250.5. Cultural Exhibits
- 8250.11. Library Services and Community Centers
- 8250.16. Murals

Commercial and Office Uses:

- 8300.1. Administrative and Professional Offices
- 8300.8. Animal Sales and Services: Grooming
- 8300.12. Automotive: Parking Garages
- 8300.13. Automotive: Parking Lots, as a Principal Use
- 8300.24. Business Support Services
- 8300.25. Child Care Centers
- 8300.32. Convenience Sales and Personal Services (Further restricted to prohibit tattoo parlors and body piercing shops)
- 8300.35. Eating Establishments: Fast Food (This use unit is further restricted to “fast casual” eateries with no drive thru. “Fast casual” is defined as a restaurant with a central ordering point rather than a waiter/ waitress.”
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window (not permitted within 150 feet of existing residential development)
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41. Food and Beverage Retail Sales
- 8300.45. Gasoline Sales, Large
- 8300.46. Gasoline Sales, Small: Restricted
- 8300.51. Lodging Accommodations: Commercial Lodging
- 8300.52. Medical Services: General
- 8300.53. Medical Services: Restricted
- 8300.55. Participant Recreation and Entertainment: Indoor
- 8300.56. Participant Recreation and Entertainment: Outdoor
- 8300.58. Personal Services: General
- 8300.59. Personal Services: Restricted
- 8300.62. Research Services: Restricted
- 8300.63. Retail Sales and Services: General
- 8300.67. Spectator Sports and Entertainment: General
- 8300.69. Spectator Sports and Entertainment: Restricted

Industrial Uses:

- 8350.1. Research and Development

2. Maximum Building Height:

The maximum building height shall be per code.

3. Maximum Building Size: N/A

4. Maximum Number of Buildings: N/A

5. Building Setback Lines:

Front Yard:	None
Side Yard:	None
Rear Yard:	None
Corner Side Yard:	None

6. Sight-proof Screening:

Sight proof screening shall not be required for this SPUD.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Per base zoning district

9. Access:

Access to this site shall be taken via existing drives and parking lot. No new entrances shall be permitted as part of this SPUD.

10. Sidewalks:

Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All buildings 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, architectural metal, stucco, concrete-board, composite wood, precast concrete panels, or stone masonry. No more than 30% EIFS or wood shall be permitted.

SPUD shall permit the construction of a canopy that is not subject to the above architectural requirements.

2. Open Space:

Open space shall not be required within this SPUD.

3. Street Improvements: N/A

4. Site Lighting:

To minimize light spillover on residential uses, outdoor lights for commercial uses will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize appropriate methods of directing light.

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Cord, 2010, as amended.

5. Dumpsters: N/A

6. Parking:

No additional parking shall be required for the proposed gasoline sales use.

Wherever a surface parking lot is visible from any adjacent street, the parking lot shall be screened from view from the street with:

1. A landscaped hedge using a species that will grow to a minimum height of three feet at maturity or combinations of other plants that would result in a screen of similar height: or
2. A decorative solid wall with a minimum height of three feet. When such a wall is used, there shall be a minimum three-foot-wide landscape strip in front of the wall.

Parking within this SPUD may be reduced by 20% from the amount required per the Oklahoma City Zoning Ordinance. Joint parking within tracts is permitted with appropriate provision of pedestrian crossing points, to include striping.

Pervious paving may be used for parking areas, driveways, pathways and plazas subject to Public Works review and approval. Where connected to public rights-of-way, the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

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. Platting:

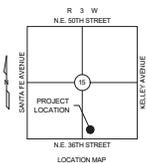
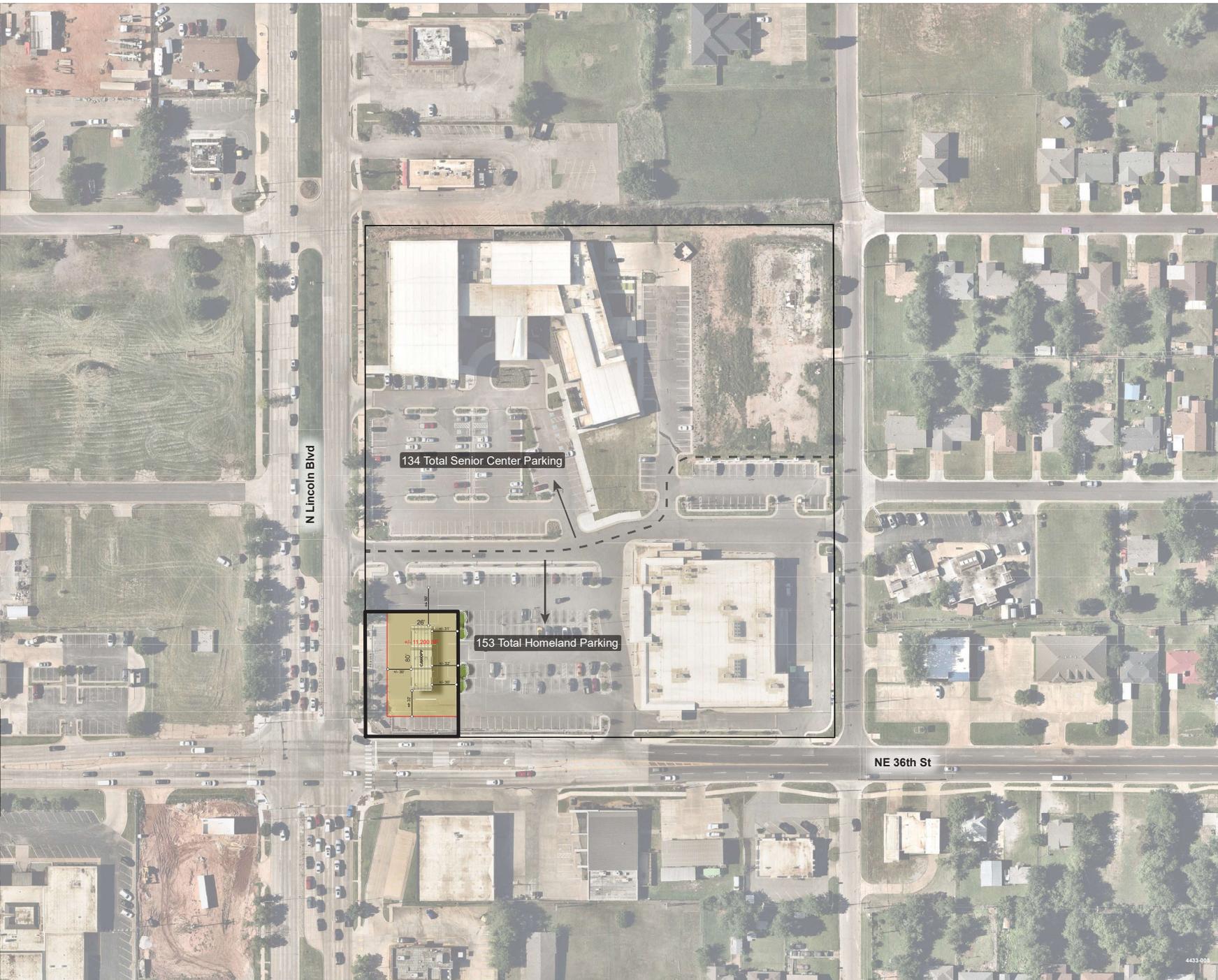
Platting shall not be required for this SPUD unless developed as a for-sale residential use.

III. SUPPORTING DOCUMENTS

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan

SPUD-1700 Exhibit A – Legal Description

A tract of land being a part of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4); THENCE South $89^{\circ}49'12''$ East, along and with the South line of said Southeast Quarter (SE/4), a distance of 65.00 feet; THENCE North $00^{\circ}12'39''$ West, departing said South line, a distance of 33.00 feet to a point on the East Right-of-Way line of Lincoln Boulevard and the North Right-of-Way line of N.E. 36th Street, said point being the POINT OF BEGINNING; THENCE continuing North $00^{\circ}12'39''$ West, along and with the East Right-of-Way line of Lincoln Boulevard, a distance of 152.76 feet; THENCE North $89^{\circ}47'21''$ East, a distance of 114.00 feet; THENCE South $00^{\circ}12'39''$ East, a distance of 153.54 feet to a point on the North Right-of-Way line of N.E. 36th Street; THENCE North $89^{\circ}49'12''$ West, along and with the North Right-of-Way line of N.E. 36th Street, a distance of 114.00 feet to the POINT OF BEGINNING.



SPUD-1700
Homeland
Fueling Station

Exhibit B
 Conceptual Site Plan

+/-0.4008 acres

Existing Parking Count - 315
 Prop Parking Count - 287



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ENGINEERS SURVEYORS PLANNERS

12/10/24
 Conceptual site plan showing feasible option
 permitted under proposed rezoning