

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT  
**SPUD-1719**  
**MASTER DESIGN STATEMENT FOR**  
**NW 178<sup>th</sup> St. & Portland Ave.**

**January 30, 2025**  
**March 7, 2025**  
**March 21, 2025**

**PREPARED BY:**

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## **SPUD-1719 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 & Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8300.54	Outdoor Sales and Display and Outdoor Storage [shall only be permitted as an accessory use]
8300.35	Eating Establishments: Fast Food [shall include seasonal snow cone stands and food trucks]
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food & Beverage Retail Sales

8300.45	Gasoline Sales: Large
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.63	Retail Sales and Services: General

**2. Maximum Building Height:**

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

**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 Off-Premise EMD signs are prohibited.

**9. Access:**

No driveways are permitted onto NW 178th St. within this SPUD. Access shall be from a maximum of one driveway on N Portland Avenue and/or from NW 180th Street and Grove Parkway.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed along NW 178<sup>th</sup> St. with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

**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, 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. The use of metal

canopies/covers to provide coverage of parking and service areas shall be permitted in this SPUD.

**2. Open Space:**

N/A.

**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.

**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 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.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

## SPUD-1719 Exhibit A – Legal Description

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots 1 and 2 and a portion of Lot 3 Block 3 as shown on the plat PORTLAND POWER CENTER recorded in Book 82 of plats, Page 86, being more particularly described as follows: Beginning at the Southernmost Northeast (NE) Corner of said Lot 1, said point being the POINT OF BEGINNING; THENCE South 02°28'05" East, along and with the East line of said Lot 1, a distance of 63.08 feet; THENCE continuing along and with the East line of said Lot 1 on a curve to the right having a radius of 475.00 feet, a chord bearing of South 01°19'58" East, a chord length of 18.82 feet and an arc length of 18.82 feet; THENCE South 00°11'52" East, continuing along and with the East line of said Lot 1 and the East line of said Lots 2 and 3, a distance of 316.07 feet to the Northernmost Southeast (SE) Corner of said Lot 3; THENCE South 44°47'07" West, along and with the Southeasterly line of said Lot 3, a distance of 35.37 feet to the Southernmost Southeast (SE) Corner of said Lot 3; THENCE South 89°46'07" West, along and with the South line of said Lot 3, a distance of 247.07 feet to the Southernmost Southwest (SW) Corner of said Lot 3; THENCE North 41°38'32" West, along and with the West line of said Lot 3, a distance of 52.78 feet; THENCE North 07°47'33" West, continuing along and with the West line of said Lot 3, a distance of 0.42 feet; THENCE North 89°46'07" East, departing said West line, a distance of 31.44 feet; THENCE North 00°13'53" West, a distance of 15.00 feet; THENCE South 89°46'07" West, a distance of 33.43 feet to a point on the West line of said Lot 3; THENCE North 07°47'33" West, along and with the West line of said Lot 3, a distance of 60.11 feet; THENCE North 00°11'52" West, continuing along and with the West line of said Lot 3 and the West line of said Lots 2 and 1, a distance of 305.27 feet to the Southernmost Northwest (NW) Corner of said Lot 1; THENCE North 44°46'25" East, along and with the Northwesterly line of said Lot 1, a distance of 35.37 feet to the Northernmost Northwest (NW) Corner of said Lot 1; THENCE North 89°44'43" East, along and with the North line of said Lot 1, a distance of 202.65 feet; THENCE continuing along and with the North line of said Lot 1 on a curve to the left having a radius of 525.00 feet, a chord bearing of North 88°38'19" East, a chord length of 20.28 feet and an arc length of 20.28 feet; THENCE North 87°31'55" East, continuing along and with the North line of said Lot 1, a distance of 40.27 feet to the Northernmost Northeast (NE) Corner of said Lot 1; THENCE South 47°28'05" East, along and with the Northeasterly line of said Lot 1, a distance of 35.36 feet to the POINT OF BEGINNING.

