

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1675**  
**MASTER DESIGN STATEMENT**

**September 30, 2024**

**PREPARED BY:**

Rachel Perteet  
14205 N Douglas Blvd  
Jones, Ok 73049  
918-916-0467  
rfperteet@gmail.com

## **SPUD-1675 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-1 Neighborhood 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
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.21	Automotive and Equipment: Storage
8300.24	Business Support Services
8300.25	Child Care Centers
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units and Mixed Uses
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.37	Eating Establishments: Sitdown
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.11	Library Services and Community Centers

8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer

2. **Maximum Building Height:** The maximum building height shall be in accordance with the C-1 zoning district.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the C-1 zoning district.
4. **Maximum Number of Buildings:** There will be a maximum of 2 buildings within this SPUD
5. **Building Setback Lines:** Building setback lines shall be in accordance with the C-1 zoning district.
6. **Sight-proof Screening:** N/A
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance. Trees shall be preserved within setbacks to the maximum extent possible.
8. **Signs:**
  - 8.1 **Free standing accessory signs:** A maximum of two (2) freestanding ground (monument) signs shall be allowed. The maximum size being twelve (12) feet height and one hundred (100) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve.
  - 8.2 **Attached signs:** Attached signs will be in accordance with the C-1 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:** There shall be an access point from 57<sup>th</sup> street
10. **Sidewalks:** All sidewalks shall be constructed in accordance with City specifications. All sidewalks shall be designed and constructed in accordance with the Subchapter II of the American With Disabilities Act, 42 U.S.C. § 12131, et seq., as amended, and the

regulations promulgated there under ("ADA"). Existing sidewalks shall not be removed except for the purpose of replacement.

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

- 1. Architecture:** Buildings within this SPUD shall be permitted to utilize the following building materials: Brick, brick veneer, architectural metal, stucco, rock, stone masonry or other masonry products such as architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cement board may also be permitted.
- 2. 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:** Will be located on the north side of the property
- 6. Parking:** Spaces on east side of building. Parking spaces on north side of building would not be for public use. The driveway on the west side of the building will not be accessible for exit from the north parking spaces. A mobile medical office unit may be parked in the driveway on the west side of the building. Parking spaces will be as drawn in Exhibit B.
- 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:** Placement of mobile medical office or automotive storage will be kept on the west or north side of the building

## **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Master Development Plan Map

Exhibit C: Specifications of mobile medical office

SPUD-1675 Exhibit A – Legal Description

Lots Forty-three (43) thru Forty-eight (48), both inclusive, less and except the East 20.00 feet of the North 55.00 feet of Lot Forty-eight (48) in Block Twenty (20), in Milam's Northwest Highland Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit B

# ALTA/NSPS LAND TITLE SURVEY OF 2821 NW 57TH ST.



## UTILITY NOTE

Pursuant to Table A item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

## LEGEND

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		STOP
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDITIONER
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		TRAFFIC SIGNAL PULL BOX
	TELEPHONE PULL BOX		GREASE TRAP
	FIBER OPTIC MARKER		KEY PAD
	FIBER OPTIC PULL BOX		COLUMN
	CABLE TV PEDESTAL		SECTION CORNER
	CABLE MARKER		S.I.P. #4 W/CAP
	CABLE TV PULL BOX		SET MAG NAIL W/WASHER
	IRRIGATION CONTROL VALVE		FOUND MONUMENT
	SPRINKLER HEAD		RIGHT OF WAY MARKER
	BOLLARD		YARD HYDRANT/SPRICKET
	FIRE DEPARTMENT CONNECT		BENCHMARK
	WELLHEAD		WELLHEAD

PROFANE TANK  
W WATER LINE  
G GAS LINE  
SS SANITARY SEWER LINE  
T TELEPHONE LINE  
E ELECTRIC LINE  
X OVERHEAD POWERLINE  
B BARRIED WIRE FENCE  
S.I.P.-SET IRON PIN  
L.I.-IRON PIN  
CONP-CORRUGATED METAL PIPE  
B/L-BUILDING LIMIT LINE  
F.I.P.-FOUND IRON PIN  
H/C-HIGH CAP  
R/C-REINFORCED CONCRETE PIPE  
U/E-UTILITY EASEMENT  
NOTE: ALL MONUMENTS SET ARE CAPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7267"

## POSSIBLE ENCROACHMENTS

South end of building is over 25' B/L/L per the restrictions. The North 15' of NW 57th Street was vacated at a later date, therefore this could possibly not be an encroachment.

## LEGAL DESCRIPTION

Lots Forty-three (43) through Forty-eight (48), both inclusive, LESS AND EXCEPT the East 20 feet of the North 55 feet of Lot Forty-eight (48), in Block Twenty (20), of MILAM'S NORTHWEST HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

Containing 19,894.46 Sq. Ft. or 0.4567 Acres, more or less.

## SCHEDULE B-II EXCEPTIONS

- (1) All matters affecting subject property as shown on the Plat of Milam's Northwest Highland Addition, recorded in Book 10, Page 26. **Affects as shown.**
- (11) Restrictive Covenants recorded in Book 10, Page 26, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, Reservations, and Easements of record. **Affects as shown.**
- (11) Easement in favor of the City of Oklahoma City as set forth in the Report of Commissioners, in the District Court of Oklahoma County, State of Oklahoma, Case No. 146726, recorded in Book 2390, Page 667. **Affects as shown.**
- (12) Irrevocable Easement and Agreement of Right of Ingress and Egress and Parking, by and between James C. Hammack, D.D.S., and any and all subsequent owners, recorded in Book 4750, Page 559. **Affects, blanket over Lot 48.**

## GENERAL NOTES

- 1: Pursuant to Table A item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40109C0165 H, dated 12/18/2009.
- 2: The Property has direct access to NW 57th Street, being a dedicated public street.
- 3: Pursuant to Table A item 9, The total number of striped parking spaces on the subject property is 21, including 1 designated handicap space.
- 4: Pursuant to Table A item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- 5: Pursuant to Table A item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 6: A assumed bearing of North 88° 40' 12" East as the South line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- 7: All unit of measurements are US Survey feet (Ground).

## ALTA/NSPS LAND TITLE SURVEY

To: Rachel Faye Perleet and CHICAGO TITLE OKLAHOMA CO.

The property described hereon is located completely within the property described in CHICAGO TITLE OKLAHOMA CO.'s Commitment No. 710702001005 dated OCTOBER 1, 2020.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 8, 9, 11, and 20 of Table A thereof. The field work was completed on 12/08/2020.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By

**GOLDEN  
LAND SURVEYING**

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013

C.A.# 7263 / Exp. Date = 6/30/2022

Telephone: (405) 802-7883 Email: troy@goldenls.com

Drafted by: TTD

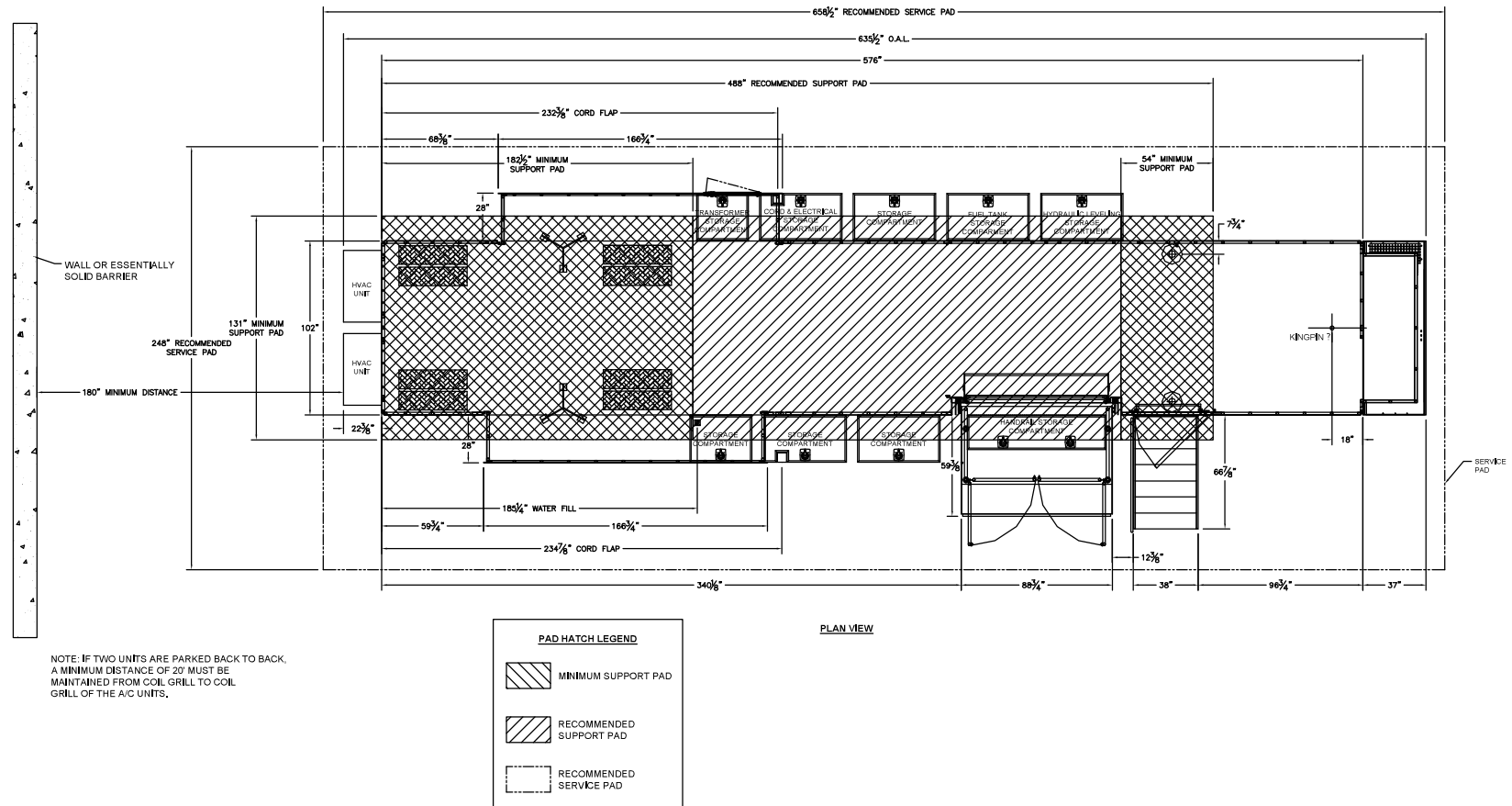
Plot Date: December 10, 2020 Paper Size: 11"x17"

GLS Job No.: 20605

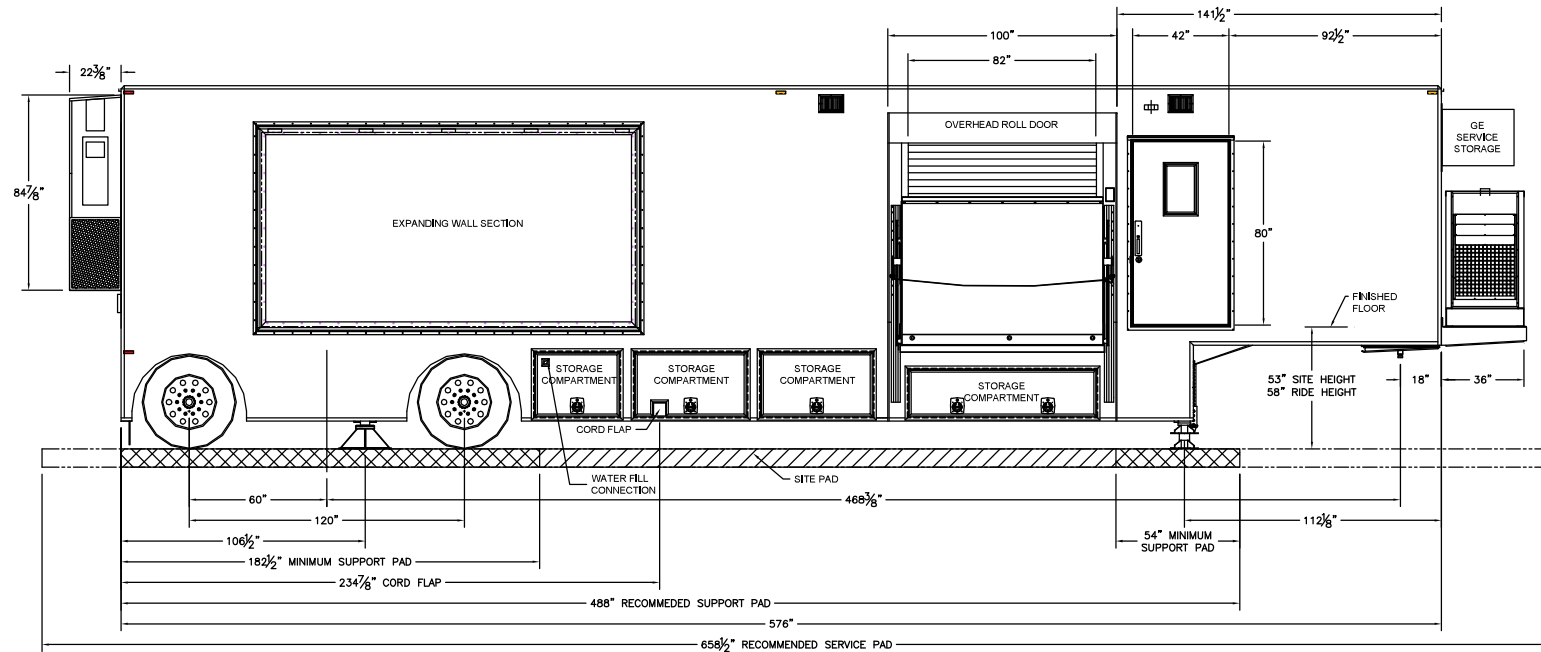
December 10, 2020

Sheet 1 of 1

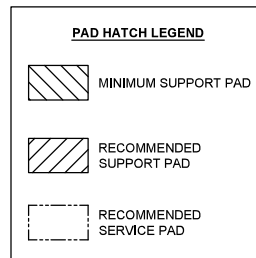




**Figure 2: Plan Layout**

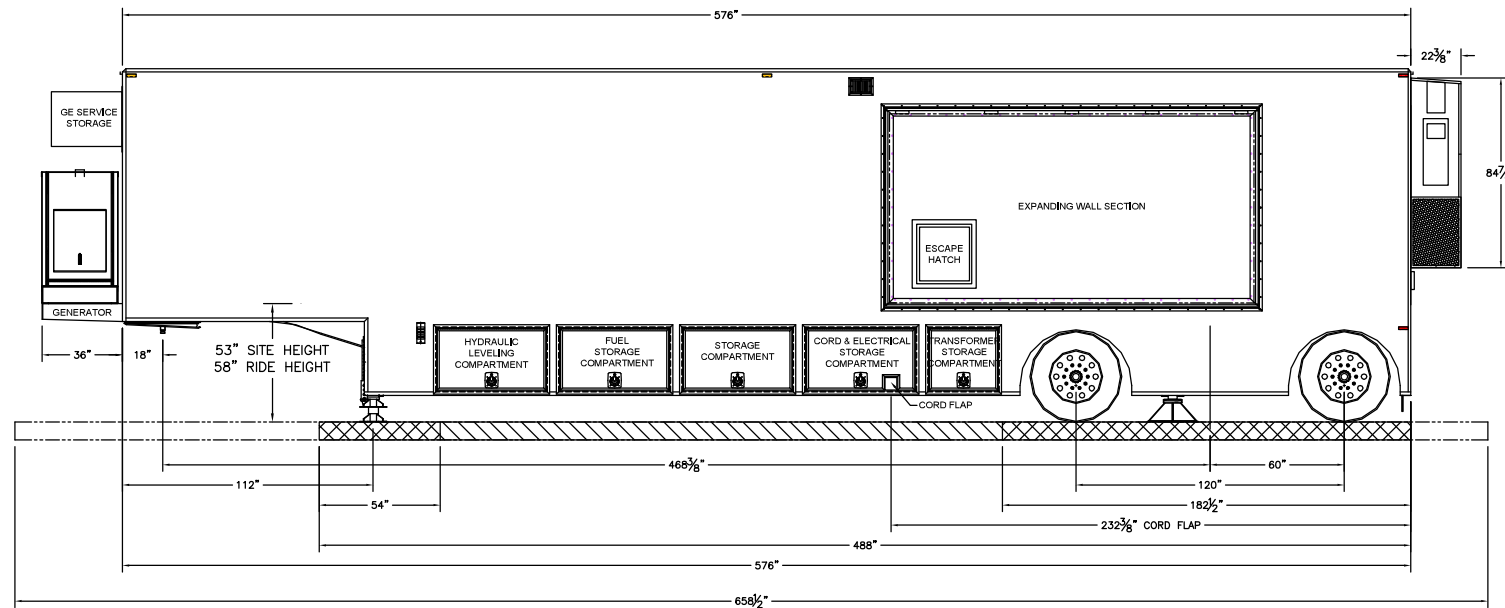


*RIGHTSIDE  
ELEVATION VIEW*

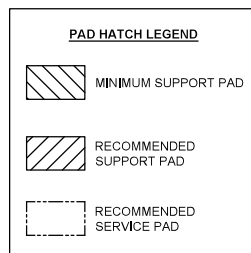


**Figure 3: Right Side Elevation**

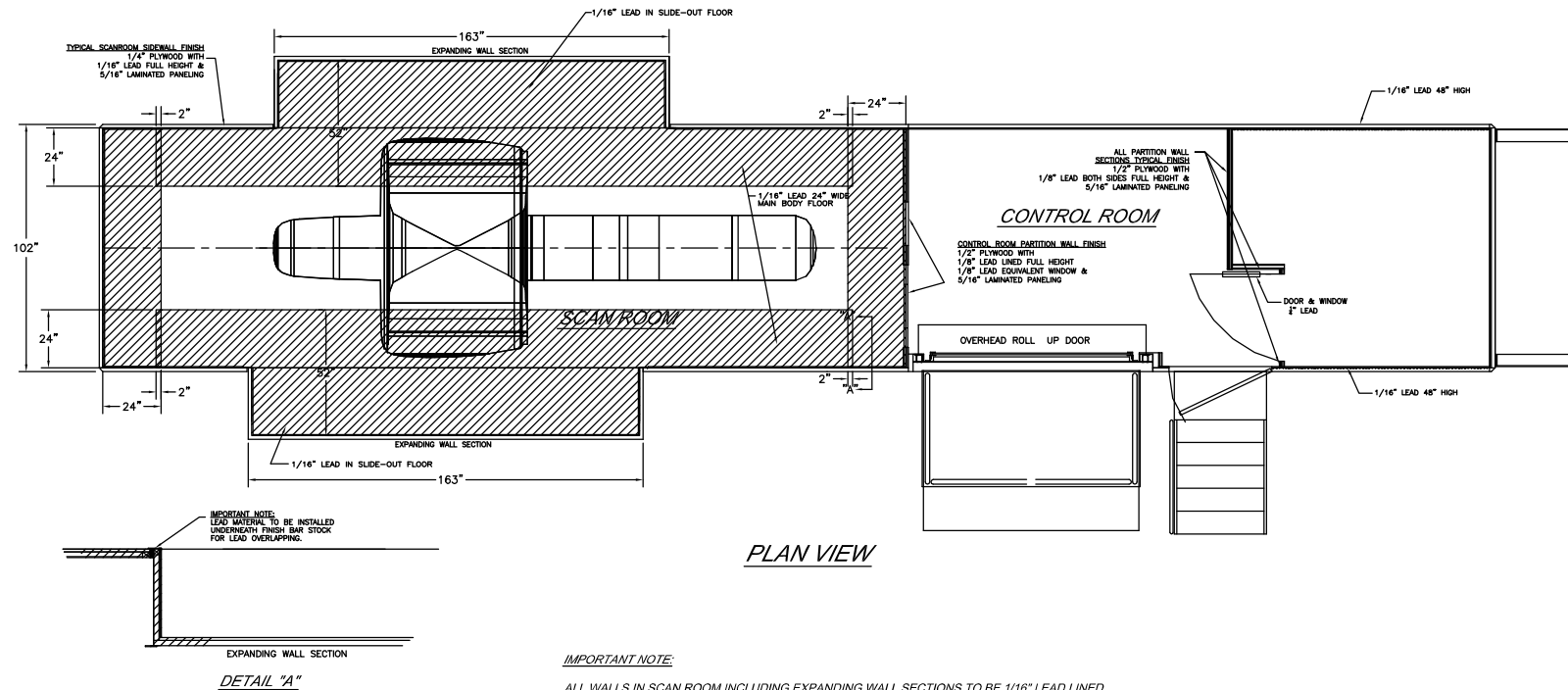




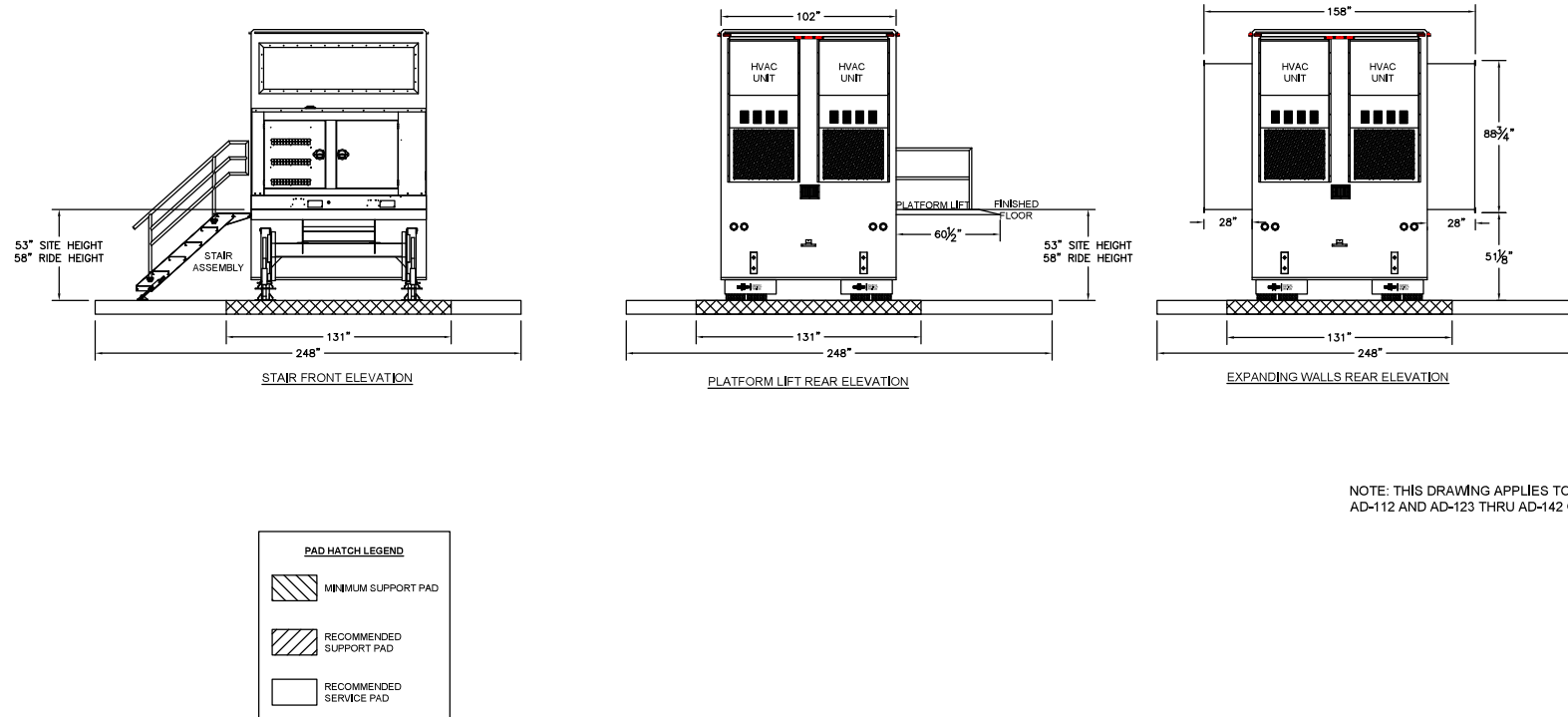
**LEFTSIDE ELEVATION VIEW**  
DRAWING AT SITE HEIGHT



**Figure 4: Left Side Elevation**



**Figure 5: Radiation Shielding Plan View**



NOTE: THIS DRAWING APPLIES TO  
AD-112 AND AD-123 THRU AD-142 ONLY.

**Figure 6: Stair / Lift / Wall Elevation**