

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1544

**MASTER DESIGN STATEMENT
Variety Care**

July 28, 2023

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

SPUD-1544 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 **O-2, "General Office" 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)
- Adult Day Care Facilities
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) limited to the work completed inside of a structure.

- Automotive and Equipment: Storage (8300.21) limited to the storage of vehicles interior to a building. There shall be no outdoor storage.
- 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)
- Cultural Exhibits (8250.5)
- Funeral and Interment Services: Undertaking (8300.44)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)
- Wholesaling Storage and Distribution: Restricted (8350.16)
Ancillary to an office use. There shall be no outdoor storage associated with this use.

2. Maximum Building Height:

The maximum height of any building shall be 30 feet.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings:

There shall be a maximum of two (2) buildings within this SPUD.

5. Building Setback Lines:

North: 25 feet

East: 5 feet

South: 15 feet

West: 15 feet

6. Sight-proof Screening:

No Screening shall be required within 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:

8.1 Freestanding Accessory Signs

No pole signs will be allowed.

Freestanding signage shall be in accordance with the O-2, "General Office" District regulations.

8.2 Attached Signs

Attached signs shall be in accordance with the O-2, "General Office" District regulations.

8.3 Non-accessory Signs

Non-accessory signs are not permitted in this SPUD.

8.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access:

Access shall be taken from C A Henderson Blvd via a maximum of two (2) private drives.

10. Sidewalks:

Five-foot sidewalks shall be constructed on Straka Ter and C A Henderson Blvd or 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. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

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 or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Architectural prefinished panels shall be permitted for the Wholesaling Storage and Distribution: Restricted (8350.16) use unit. 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:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of development within this SPUD shall be the responsibility of the developer and/or property owner.

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 within this SPUD.

10. Other:

If raised loading docks/bays are proposed, they shall not face south or west.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Boundary Exhibit
Exhibit C: Conceptual Site Plan

EXHIBIT A
LEGAL DESCRIPTION

West Tract

March 20, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot Five (5) Block Twenty-four (24) as shown on the recorded plat SOUTHERN HILLS ADDITION and a portion of the Deed recorded in Book 12076, Page 1480 (KESHAV Tract), being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°08'37" East (South 00°06'34" West record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,119.40 feet (1,120.17 feet record) to the extended North line of said KESHAV Tract;

THENCE South 89°49'51" West (North 89°53'26" West record), departing said East line, along and with the North line extended of said KESHAV Tract, a distance of 753.02 feet to the POINT OF BEGINNING;

THENCE South 00°10'09" East, departing said North line, a distance of 58.45 feet;

THENCE North 89°49'51" East, a distance of 15.28 feet;

THENCE South 00°10'09" East, a distance of 283.98 feet to a point on the North right-of-way line of Straka Terrace and the South line of said KESHAV Tract;

THENCE along and with the North right-of-way line of Straka Terrace and the South line of said KESHAV Tract on a non-tangent curve to the left having a radius of 1,005.07 feet, a chord bearing of South 82°36'37" West, a chord length of 93.14 feet and an arc length of 93.17 feet to the East right-of-way line of C.A. Henderson Boulevard;

THENCE along and with the East right-of-way line of C.A. Henderson Boulevard and the West line of said KESHAV Tract the following four (4) calls:

1. North 58°23'16" West (North 58°06'33" West record), a distance of 36.94 feet;
2. THENCE North 16°01'12" West (North 15°44'29" West record), a distance of 26.90 feet;
3. on a non-tangent curve to the right having a radius of 544.66 feet, a chord bearing of North 08°05'39" West (North 07°48'56" West record), a chord length of 150.20 feet and

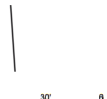
an arc length of 150.68 feet;

4. North 00°10'09" West (North 00°06'34" East record), a distance of 160.04 feet to the Northwest (NW) Corner of said KESHAV Tract;

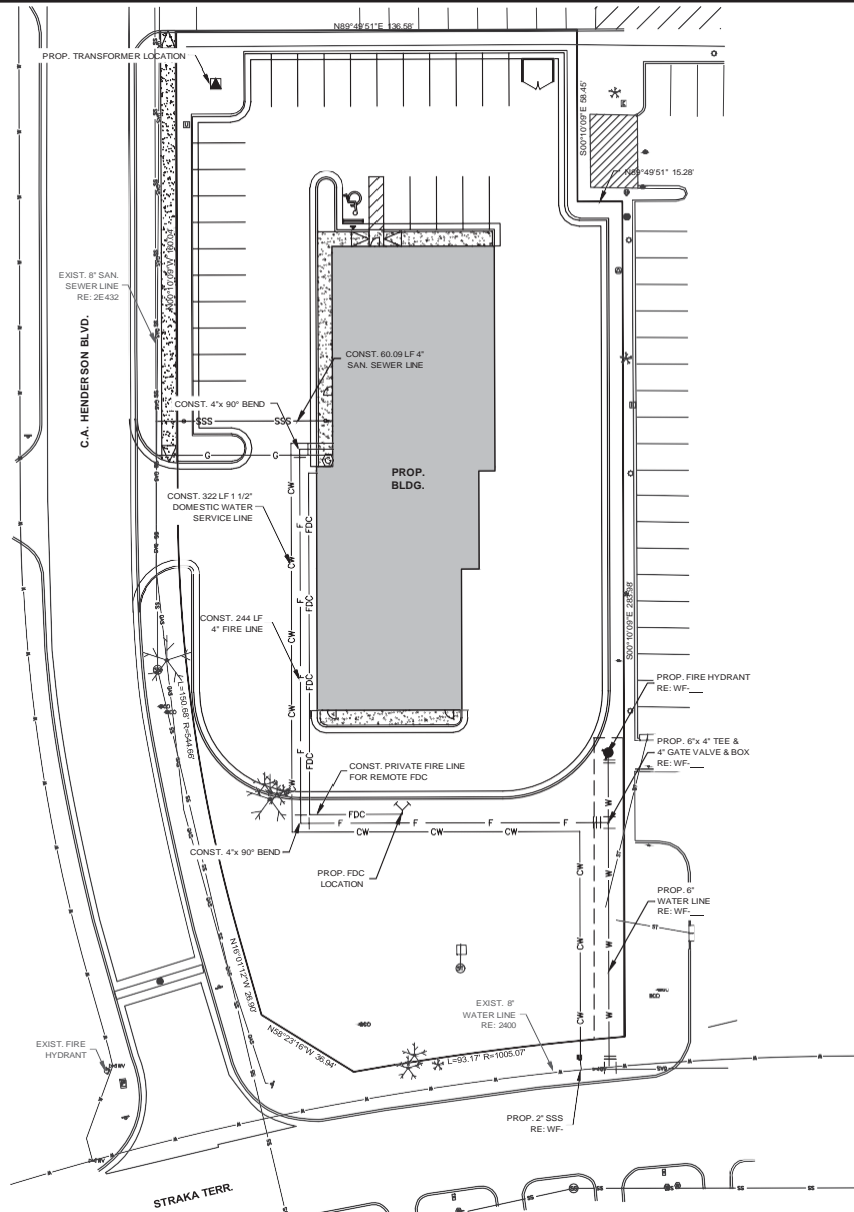
THENCE North 89°49'51" East (South 89°53'26" East record), along and with the North line of said KESHAV Tract, a distance of 136.58 feet to the POINT OF BEGINNING.

Containing 49,776 square feet or 1.1427 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.



Con; epualslepla; ist; idv; jrg; tastile
pemiittedoodefproposedrezoring



- GENERAL NOTES - UTILITIES
1. ALL UTILITY WORK SHALL COMPLY WITH CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS AND BUILDING INSPECTIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION; DAMAGE TO ANY UTILITIES OR STRUCTURAL DURING EXCAVATION AND CONSTRUCTION OF NEW UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONE CALL UTILITY LOCATE IS 840-5032 OR 1-800-522-6543.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANIES FOR NEW SERVICE CONNECTION.
 4. TRENCHING SHALL BE BACKFILLED WITH SAND UNDER ALL PAVED AREAS AND COMPACTED BY WATER-JETTING.
 5. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY WORK FOR THIS SITE.
 6. CONTRACTOR SHALL COORDINATE SIZE AND EXACT ENTRANCE LOCATION OF ALL UTILITY SERVICE WITH ELECTRICAL AND MECHANICAL PLANS.

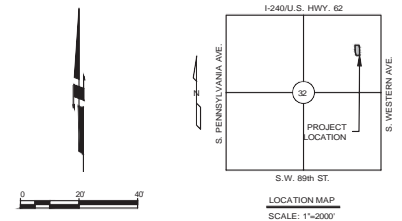


Exhibit C

LEGEND	
—	EXISTING SAN. SEWER LINE
—	EXISTING STORM SEWER LINE
—	EXISTING GAS LINE
—	EXISTING WATER LINE
SS	PROPOSED SAN. SEWER LINE
W	PROPOSED PUBLIC WATER LINE
ST	PROPOSED STORM SEWER LINE
SSS	PROPOSED SAN. SEWER SERVICE LINE
CW	PROPOSED DOMESTIC WATER SERVICE LINE
F	PROPOSED PRIVATE FIRE LINE
FDC	PROPOSED PRIVATE FIRE LINE FOR REMOTE FDC
G	PROPOSED GAS SERVICE LINE
TUG	PROPOSED UNDERGROUND TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC SERVICE LINE

ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

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NO.	REVISIONS	DESCRIPTION	DATE

REVISION DATE: 04/30/2024

Johnson & Associates
1 E Oklahoma City, OK 73104
(405) 522-6543
www.johnsonandassociates.com
Contract of Association No. 2013-03-222

• ENGINEER • SURVEYOR • PLANNER •

JA

VARIETY CARE STRAKA TERRACE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Conceptual S te Plan

Proj. No.:
Date: CIVIL DATE
Scale: 1"=200'

Checked By:
Approved By:

EX C