

APPROVED

5-21-2024

BY THE CITY COUNCIL

Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

8000 S Shields Boulevard, Oklahoma City, Oklahoma

SPUD-1611

MASTER DESIGN STATEMENT

2/15/2024

Revised 3/14/2024

PREPARED BY:

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SPUD-1611 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 **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

All uses allowed in I-1 Light Industrial District, as well as:

8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment

8300.18 Automotive and Equipment: Automobile Dealerships and Malls

8300.14 and 8300.18 uses shall conform to applicable standards for specific uses in the I-1 Light Industrial District, excluding §59-9350.15. A.

1.1 Minimum Lot Size: in accordance with the base zone

- 1.2 Minimum Lot Width:** in accordance with the base zone
- 2. Maximum Building Height:** 1 story, 20 feet.
- 3. Maximum Building Size:** in accordance with the base zone.
- 4. Maximum Number of Buildings:** in accordance with the base zone.
- 5. Building Setback Lines**
- | | |
|-------------|--|
| Front Yard: | 25 feet |
| Rear Yard: | none |
| Side Yard: | 15 feet and a landscaped buffer of 5 feet. |
- 6. Sight-proof Screening:** No less than a 6-foot and no greater than an eight-foot-high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood, metal, or any combination thereof and shall be solid and opaque.
- 7. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City Landscaping Ordinance in place at the time of development.
- 8. Signs:**
- 8.1 Free standing accessory signs:** shall be in accordance with the base zoning district.
- 8.2 Attached signs:** shall be in accordance with the base zoning district.
- 8.3 Non-Accessory Signs:** non-accessory signs shall not be permitted.
- 8.4 Electronic Message Display signs:** Electronic message display signs shall not be permitted.
- 9. Access:** Access shall be permitted from the existing driveways as indicated in Exhibit B.

10. Sidewalks: Sidewalks will not be required under this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall conform with the base zoning district.

2. Open Space: Yard requirements in this SPUD shall be the same as the base zoning district.

3. Street Improvements: No street improvements will be required under this SPUD.

4. Site Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended.

5. Dumpsters: Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be located within an area no closer than 50 feet from all property lines adjacent to residential use.

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: N/A

8. Drainage: Drainage improvements, if required, will be in accordance with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Other: N/A

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1611 Exhibit A – Legal Description

The South 152.15 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2619.30 feet to the East boundary line of the East trip of Road granted to the public February 17, 1912, as shown of record in Book 150 of Deeds, Page 140 , Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 724.08 feet, said point being the Point or Place of Beginning; Thence East parallel with North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.15 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.15 feet to the Point of Beginning. **AND** The North 152.16 feet of Tracts No. Forty-Four (44) and Eighty-Seven (87) of GARDEN ACRES, an unrecorded plat, of the North Half (N ½) of Section Thirty- Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian being more particularly described as follows: Commencing at a point 2,640 feet South of the Northeast corner of said Section, said point being the Quarter Section corner; Thence West on said Quarter Section line 2,619.30 feet to the East boundary line of the East strip of Road granted to the public Feb. 17, 1912, as shown in the record in Book 150 of Deeds, page 140, Oklahoma County, Oklahoma, Thence Northwesterly along said East boundary line of said public road 876.23 feet, said point being the Point or Place of Beginning; Thence East parallel with North Line of said Section 629.64 feet; Thence Northwesterly parallel with the East boundary line of said public road 152.16 feet; Thence West parallel with the North line of said Section 629.64 feet to the East boundary line of said public road; Thence Southeasterly along the East boundary line of said public road 152.16 feet to the Point of Beginning.

SPUD-1611 Exhibit B: Master Development Plan

