

APPROVED

12-31-2024

BY THE CITY COUNCIL

Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1684

MASTER DESIGN STATEMENT FOR

SW. 104th St. & I-44 RESTAURANT/ RETAIL

October 03, 2024

Revised November 06, 2024

Revised November 15, 2024

PREPARED BY:

ARC ENGINEERING CONSULTANTS, LLC

Steve Rollins

135 Deer Creek Road

Edmond, OK 73012

405-509-0212

srollins@arcengr.com

SPUD-1684 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 uses will be the only uses permitted on this site:

- Dwelling Units and Mixed Uses (8200.2)
- Senior Independent Living (8200.13)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services & Community Centers (8250.11)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Administrative & Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales & Services: Grooming (8300.8)
- Animal Sales & Services: Kennels & Veterinary, Restricted (8300.11)
- Automotive: Parking Lot, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)

- Communications Services: Limited (8300.29)
- Convenience Sales & Personal Services (8300.32)
- Eating Establishments: Drive In (8300.34)
- Eating Establishments: Fast Foods (8300.35)
- Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food & Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation & Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales & Services: General (8300.63)
- Retail Sales & Services: Pawn Shops (8300.65)
- Custom Manufacturing (8350.3)

All conditional, Special Exception and accessory uses shall be subject to their appropriate review procedures.

2. Maximum Building Height:

The maximum building height shall be 50 feet or no more than 2 stories.

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

South SPUD 50 feet
Boundary:

East SPUD 75 feet
Boundary:

6. Sight-Proof Screening:

A minimum 6-foot high sight-proof fence shall be provided along the east boundary. Said screening shall be constructed of one or a combination of the following materials: wood, brick, masonry block and/or wrought iron combined with landscaped shrubs and trees.

7. Landscaping:

A detailed landscape plan shall be required at the time of submittal of building permit, indicating materials, plant types, and sections depicting height and size to accomplish both adequate screening of commercial uses from adjacent residences to the east and fencing. West of said screen, there shall be installed a minimum 50-foot wide greenbelt. The greenbelt shall include a combination of the following elements:

7.1 An intermittent, no-continuous earthen berm, a minimum of six (6) feet higher than the adjacent residential property to the east; engineering and construction of said berm shall ensure, to the extent possible, that the berm will not create a dam effect causing potential overflow from the creek to drain to the east.

7.2 Trees planted at 30-foot centers should be staggered in at least two rows. Trees shall be a minimum of 2.5-inch caliper and shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

7.3 A mixture of flowers and shrubbery shall be planted on and adjacent to the earthen berm.

7.4 A minimum 10-foot landscape buffer shall be installed along the south boundary consisting of trees planted on 30-foot centers.

8. Signs:

8.1 Freestanding Accessory Signs

Shall be in accordance with the Oklahoma City Municipal Code, 2020, as amended except that the following restrictions shall apply;

- Poles shall be covered with material consistent with the architectural style of the building it serves.

8.2 Attached Wall Signs

- Shall not be permitted on the east wall of any building located within the east 150 feet.

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:

Access shall be permitted via SW 104th Street with two private driveways. Driveway spacing shall be at least 160 feet center to center.

10. Sidewalks

A minimum five (5) foot sidewalk shall be constructed along S.W. 104th Street in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of the SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 50% brick veneer, rock or stone masonry, stucco, LP smart siding, 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. Exposed metal or exposed concrete block buildings shall not be permitted.

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. Outdoor lighting shall be directed away from adjacent properties to the east. Parking lot lighting shall be hooded to avoid spillage onto adjacent properties. No building lighting shall be permitted on the east side of buildings in the east 150 feet.

5. Alarm Systems:

Alarm systems shall not have exterior audible bells or sirens.

6. Delivery Hours:

Delivery hours for all uses, including trash pickup, shall not be before 6:00am and not after 10:00pm.

7. Dumpsters:

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

Restaurant trash dumpsters and dumpster grease containers shall be no closer than 200 feet from the east SPUD property line.

8. 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.

9. Maintenance:

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner. 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.

10. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

11. Outdoor Speakers:

Outdoor speakers are prohibited with the exception of Use Unit 8300.36 Eating Establishments: Fast Food with Drive-thru Order Windows. In the event that a fast-food restaurant with a drive-thru ordering capability is built, drive-thru ordering shall occur on the west side of the building, with the speaker facing west, no closer than 175 feet from the east SPUD property line.

III. Supporting Documents

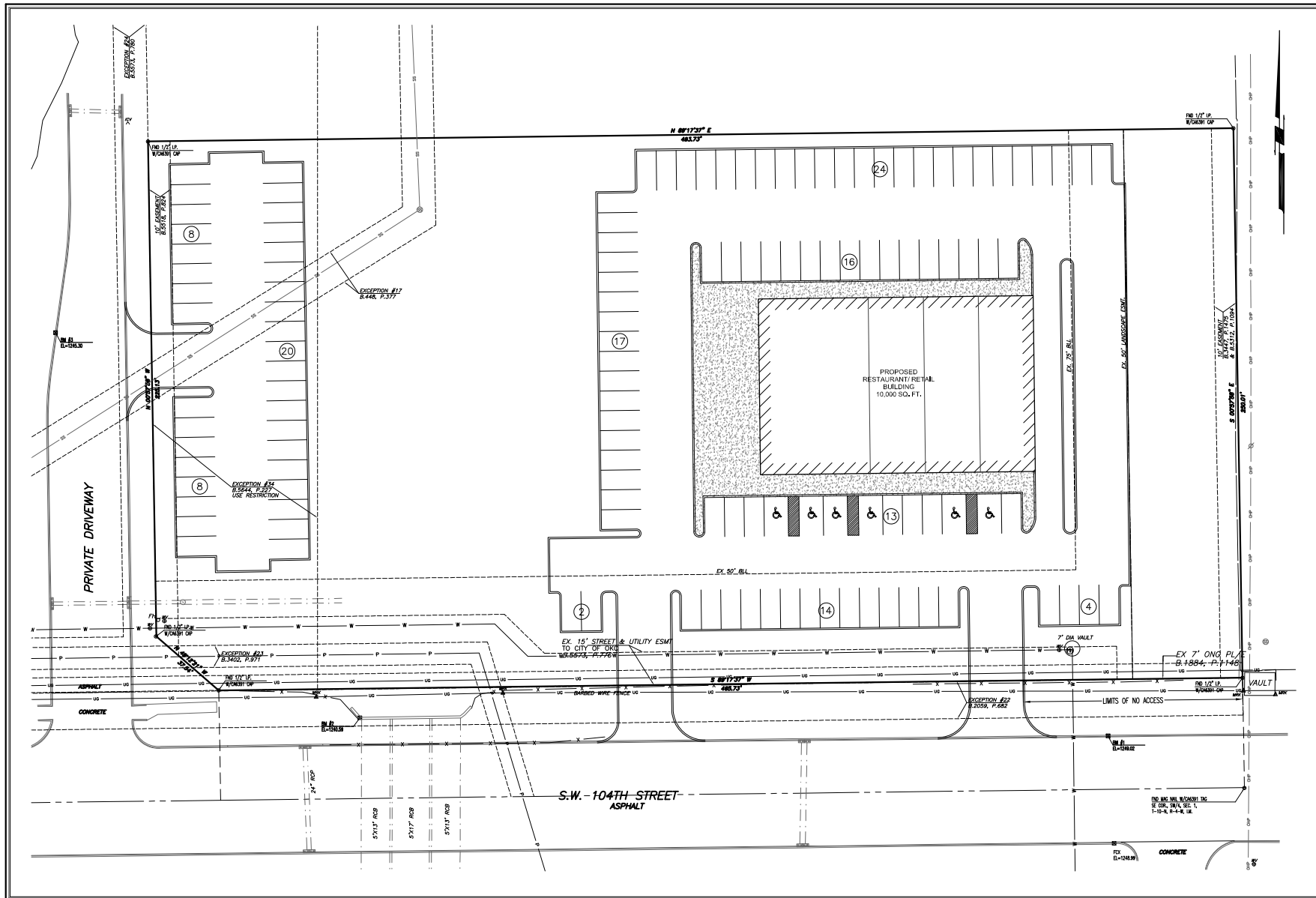
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1684 Exhibit A – Legal Description

Lot One (1) in Block Three (3) of SOUTH PORTLAND COMMERCIAL PARK, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

Exhibit B



SW 104TH ST. & I-44

	 ENGINEERING CONSULTANTS	Are Engineering Consultants, LLC CIVIL ENGINEERING LAND PLANNING 150 WEST GREEK ROAD EMMAUS, PA 17601-8902 PHONE: (610) 561-4625 FAX: (610) 561-4625
SW 104TH ST. & I-44		
CONCEPT LAYOUT		
DRAWN BY:	REVISIONS	
CHECKED BY:	NO.	DESCRIPTION DATE
APPROVED BY:		
PROJECT NUMBER: DATE: 10 - 03 - 24 SCALE: (HORIZ.) 1" = 20' (VERT.) 		
SHEET NUMBER	CONC	