

**APPROVED**

8-16-2022

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1416**  
**MASTER DESIGN STATEMENT**

**June 19, 2022**

**PREPARED BY:**

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# **SPUD-1416 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 Commercial Community District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

**The following additional use(s) will be permitted on this site:**

8300.33 Drinking Establishment: Sitdown, Alcohol Permitted

The existing building and site shall be deemed in conformance but for new development the following regulations shall apply:

## **2. Maximum Building Height:**

The existing single-story structure shall be maintained. In the event redevelopment of the site occurs, the Maximum Building Height allowed within this SPUD shall be fifteen feet (15').

## **3. Maximum Building Size:**

The existing single-story structure shall be maintained. In the event redevelopment of the site occurs, the Maximum Building Size within this SPUD shall be governed by the base zoning district

#### **4. Maximum Number of Buildings:**

The existing single-story structure shall be maintained. In the event redevelopment of the site occurs, there will be one building.

#### **5. Building Setback Lines**

Front Yard: 25 Feet

Rear Yard: 0 Feet

Side Yard: 0 Feet

Corner Side Yard: 25 Feet

#### **6. Sight-proof Screening:**

Sight-proof screening shall be provided along the west side of the property from the northwest corner of the main structure to the right-of-way (ROW) on NW 29th Street.

#### **7. Landscaping:**

The Landscaping allowed within this SPUD shall be located in the existing green space along the southern property line and at the northwest corner of the property, as well as in raised beds or planters elsewhere on site.

#### **8. Signs:**

Signs allowed within this SPUD shall be governed by the base zoning district except that the following restrictions will apply:

##### **8.1 Free standing accessory signs**

There is an existing pole sign on the southeast corner of the property that shall be permitted to remain, and to be refurbished and utilized. The pole sign shall not be internally illuminated. No other pole signs shall be permitted.

##### **8.2 Attached signs**

Attached signage shall not be internally illuminated and shall not be mounted above the roofline of the structure. Attached signage shall be limited to the east face

of the structure

### **8.3 Non-Accessory Signs**

Shall be Prohibited

### **8.4 Electronic Message Display signs**

Shall be Prohibited

## **9. Access:**

Access to shall be taken from the existing drive onto North Portland Ave on the south half of the site and one drive onto Northwest 29th St, subject to the approval and guidelines of the Public Works Department. The existing drive onto Portland Ave on the north side of the property shall be permanently blocked until such time as Portland is improved, at which time it shall be removed, curbed and guttered subject to the approval and guidelines of the Public Works Department.

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

### **1. Architecture:**

The existing single-story structure shall be maintained. In the event redevelopment of the site occurs, the Architectural regulations shall be governed by the base zoning district.

### **2. Open Space:**

The existing open space on the site shall be preserved and utilized for landscaping. In the event redevelopment of the site occurs, the Open Space shall comply with Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended.

### **3. Street Improvements:**

Property owner shall provide the city of Oklahoma City such easements and as required for the improvement of Portland Avenue and/or its streetscape, including sidewalks, adjacent to the site

### **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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams

**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

**6. Parking:**

This SPUD provides eighteen (18) on-site parking spaces. The parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Other Parking Requirements and, in the event redevelopment of the site occurs, all parking requirements, including the number of spaces required, shall be in accordance with chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Drainage:**

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

**8. Other:**

There shall be no exterior speakers and no outdoor performance of any kind on the property. In addition, use of any exterior patio area shall comply with Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A  
SPUD-1416  
Legal Description

Lots One (1) through Four (4), in Block Nine (9), of AMENDED PLAT OF BLOCKS ONE (1), TO FOURTEEN (14), INCLUSIVE, NESBITT PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

# EXHIBIT B:

## LEGEND:

- ① NEW PRIVACY SCREENING. SEE I-#6. IN THE MASTER DESIGN STATEMENT
- ② GREEN SPACE & LANDSCAPING. SEE I-#7. & II-#2. IN THE M.D.S. FOR DETAIL(S)
- ③ OUTSIDE PATIO AREA. SEE II-#7 IN THE M.D.S. FOR DETAIL(S)
- ④ EXISTING FOLIAGE @ SOUTH GREEN BELT & PROPOSED TREES @ NORTH AREA OF PROP.
- ⑤ DUMPSTER & ENCLOSURE. SEE II-#5. IN THE M.D.S. FOR DETAIL(S)
- ⑥ EXISTING POLE SIGN. SEE I-#8.1 IN THE M.D.S. FOR DETAIL(S)
- ⑦ PORTLAND AVE. ENTRY/ EXIT. SEE I-#9. IN THE M.D.S. FOR DETAIL(S)

NW 29th St

STREET  
PARKING

STOP  
SIGN

NEW FIRE  
HYDRANT

NEW ADA  
RAMP &  
SIDEWALK

ROOF  
PLAN OF  
2917  
N. PORTLAND  
AVE.

N. PORTLAND AVE

PROPERTY  
CORNER

ADVERTISMENT  
SIGN TO REMAIN

# SITE PLAN

SCALE:  $\frac{1}{16}$ " = 1' - 0"

