

**APPROVED**

4-9-2024

BY THE CITY COUNCIL

*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1600**

**MASTER DESIGN STATEMENT FOR**

**4310 S. Shields Blvd.**

**February 16, 2024**

**February 28, 2024**

**PREPARED BY:**

*PHASE ONE DESIGN, LLC*

*WILLIAM SULLENS*

*600 NW 23<sup>RD</sup> STREET, STE. 200*

*OKLAHOMA CITY, OK 73103*

*405.701.3505 x215*

*will@ponedllc.com*

# **SPUD-1600 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 use(s) will be the only use(s) permitted on this site:

8200.14	Single-Family Residential
8300.1	Administrative and Professional Offices
8300.63	Retail Sales and Services: General
8300.53	Medical Services: Restricted
8300.52	Medical Services: General
8300.59	Personal Services: Restricted
8300.41	Food and Beverage Retail Sales
8300.36	Eating Establishments: Fast Food, with Drive-Thru Order Window

2. **Minimum Lot Size:**

The minimum lot size shall be in accordance with the base zoning district.

3. **Minimum Lot Width:**

The minimum lot width shall be in accordance with the base zoning district.

**4. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**5. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**6. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**7. Building Setback Lines**

Building setbacks shall be in accordance with the base zoning district.

**8. Sight-proof Screening:**

No less than a six-foot and no greater than an eight-foot-high fence or wall should be provided along the boundary of this parcel where it is adjacent to any residential use. Said wall should be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and should be solid and opaque.

**9. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**10. Signs:**

**10.1 Freestanding Accessory Signs**

All freestanding signs within this SPUD should be ground (monument) signs with the maximum size being twelve feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base.

**10.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**10.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**10.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**10.5 Drive-thru Call Boxes**

All drive-thru call boxes shall be at least 80 feet from a residential zoning district and be oriented towards SE 43<sup>rd</sup> Street.

**11. Access:**

A maximum of one drive shall be permitted along S Shields Boulevard. A maximum of three drives shall be permitted along SE 42<sup>nd</sup> Street. A maximum of two drives shall be permitted along SE 43<sup>rd</sup> Street.

## **12. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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

### **1. Architecture:**

All existing structures shall be permitted to remain and deemed to conform to applicable regulations. Exterior building wall finish on all new structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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

10% of the site will be required to be utilized as open space.

### **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. Additionally, To minimize light spillover on residential uses, outdoor lights within the SPUD should be directed away from any adjacent residential properties. To accomplish this, lights should utilize shields, shades, or other appropriate methods of directing light beams.

### **5. Dumpsters:**

Dumpsters should be located within an area screened by a six- to eight-foot-high fence or masonry wall that screens the dumpster from public streets and residences. Dumpsters shall be located at least 25 feet from any residential uses.

### **6. Parking:**

The design 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:**

Development of this parcel will comply 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-1600 Exhibit A – Legal Description**

LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29 AND 30 IN BLOCK 77 IN BLOCKS 48-49-50-77 TO 80 INC. & PART OF BLOCKS 51 & 52 IN SHIELD'S SOUTH OKLAHOMA CITY ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACORDING TO THE RECORDED PLAT THEREOF.

SPUD-1600 Exhibit B  
Site Plan

Exhibit B  
SPUD-1600



William Sullivan  
600 NW 23rd St, Suite 200 OKC, OK 73103  
Telephone: (405) 701-3505 x215  
Email: wls@poredc.com  
www.phaseoneok.com

MEMBER  
**A I**  
**B D**  
AMERICAN INSTITUTE of  
BUILDING DESIGN  
Structural Engineer:

Electrical Engineer:

Mechanical and Plumbing Engineer:

Civil Engineers:

**DUNKIN'**  
**DRIVE-THRU**  
**ONLY**  
SE 43rd Street & S Shields Blvd OKC, OK

CURRENT SET DATE:  
02/16/2024

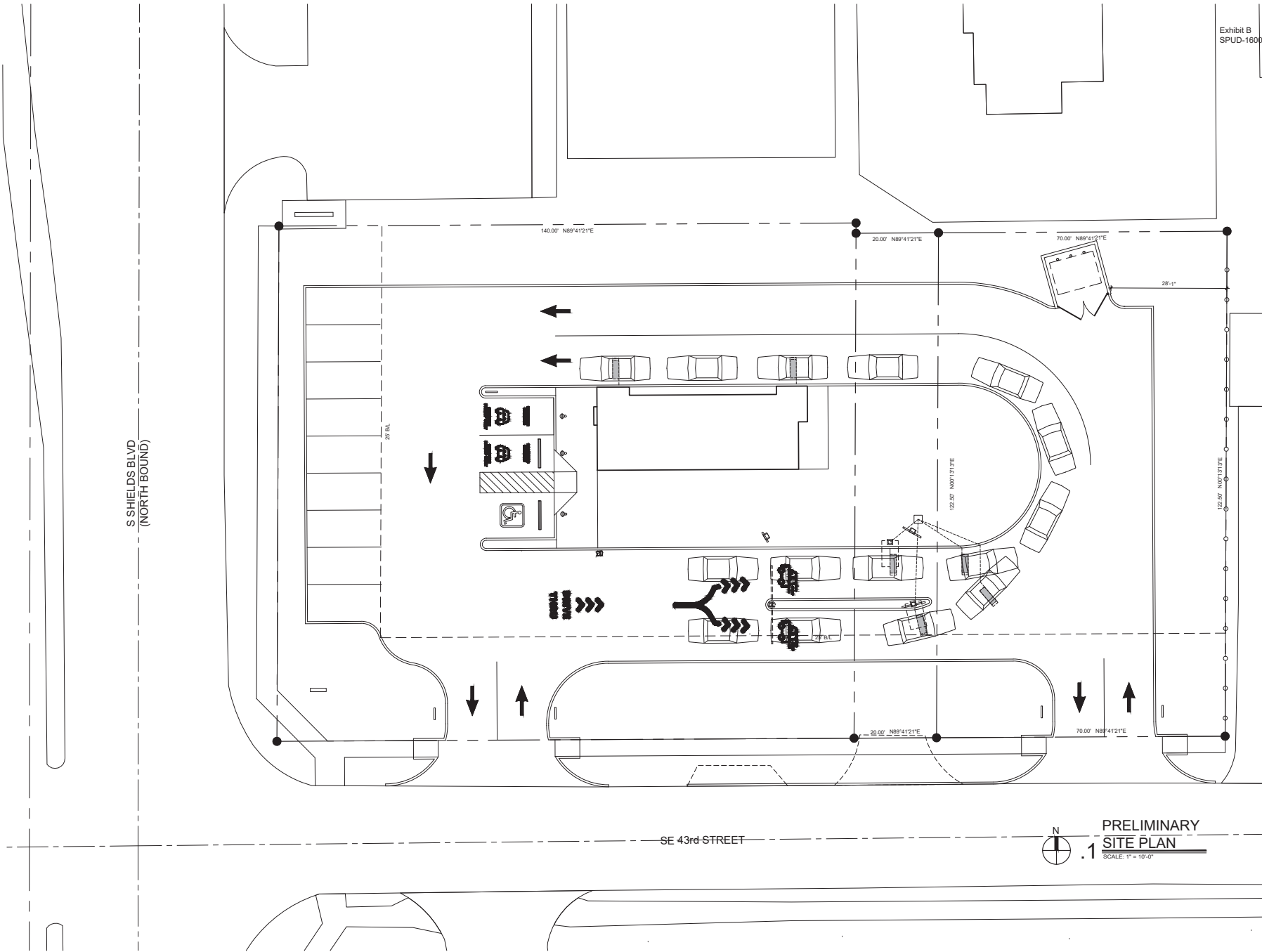
MARK	DATE	DESCRIPTION

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**PRELIMINARY  
SITE PLAN**

JOB NUMBER: 23-0045

**A101**



**PRELIMINARY  
SITE PLAN**  
SCALE: 1" = 10'-0"