

**APPROVED**

09-10-2024

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

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1649**

**MASTER DESIGN STATEMENT**

July 9, 2024

**PREPARED FOR:**

Schwab & Company  
1111 Linwood Blvd.  
Oklahoma City, OK 73106

**PREPARED BY:**

Grubbs Consulting LLC  
1800 S. Sara Road  
Yukon, OK 73099  
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# **SPUD-1649 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. 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.

The SPUD shall consist of two parcels, designated as Tract 1 and Tract 2, the boundaries of which are described on Exhibit A - Legal Descriptions and depicted on Exhibits B and C -Conceptual Site Plans, attached hereto and made a part hereof.

### **1. Tract 1 will be developed in accordance with the regulations of the I-2 Moderate Industrial District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:**

The following uses will be the only uses permitted in Tract 1 :

- (a) Aboveground Flammable Liquid Storage: Restricted (shall meet the conditions set forth in Section 9350.2 of the Zoning Ordinance)
- (b) Administrative and Professional Offices
- (c) Automotive Equipment & Storage
- (d) Eating Establishments: Sitdown, Alcohol Not Permitted
- (e) Eating Establishments: Sitdown, Alcohol Permitted
- (f) Eating Establishments: Sitdown, Limited Alcohol Permitted
- (g) Food and Beverage Retail Sales
- (h) Industrial, Light

- (i) Industrial, Moderate
- (j) Research Services: Restricted
- (k) Research & Development
- (l) Retail Sales & Services: General
- (m) Wholesaling, Storage & Distribution: General
- (n) Wholesaling, Storage & Distribution: Restricted

**2. Tract 2 will be developed in accordance with the regulations of the O-1 Limited Office District (OKC Zoning Ordinance, 2020, as amended).**

**3. Maximum Building Height:**

Building height in Tract 1 shall conform to the I-2 District regulations and building height in Tract 2 shall conform to the O-1 District regulations.

**4. Maximum Building Size:**

Building sizes in Tract 1 shall conform to the I-2 District regulations and building sizes in Tract 2 shall conform to the O-1 District regulations.

**5. Maximum Number of Buildings:**

There shall be no restriction as to number of buildings in each tract subject to development within each tract complying with the established setbacks, landscaping and parking requirements incorporated herein.

**6. Building Setback Lines for Tract 1**

Front Yard: 25 feet (East)

Rear Yard: 5 feet (West)

Side Yard: Zero within the East 250 feet, Five feet within the West 150 feet (South, abutting alley)

Corner Side Yard: Zero (North, abutting NW 7<sup>th</sup> St.)

**7. Building Setback Lines for Tract 2**

Front Yard: 25 feet (along NW 7<sup>th</sup> & along NW 8<sup>th</sup> Streets)

Rear Yard: Zero (Adjacent to Alley)

Side Yard: 15 feet (along West Boundary)

Exterior Side Yard: 15 feet (along East Boundary, adjacent to Klein Avenue)

## **8. Sight-proof Screening**

Sight-proof Screening & Security Fencing for Tract 1 shall comply with the I-2 District, except the landscaping noted in Paragraph #9 below shall serve as sight-proof screening along NW 7th Street. No other sight-proof screening shall be required within Tract 1.

Sight-proof screening for Tract 2 shall comply with the O-1 District.

## **9. Landscaping:**

- a) Landscaping within Tract 1 shall comply with the I-2 District regulations with the following exceptions:
  - i. A minimum 5 feet wide landscaped greenbelt shall be provided along NW 7th Street adjacent/across from the existing residences on the north side of NW 7th Street. The greenbelt shall consist of low-lying shrubs and/or vegetation. The greenbelt shall be permitted within the street right-of-way and may include the sidewalk.
  - ii. A minimum 5 feet wide landscaped greenbelt shall be provided along Western Avenue. The greenbelt shall consist of low-lying shrubs and/or vegetation; or trees planted on maximum 20 foot centers having a minimum caliper size of 3 inches. The greenbelt shall be permitted within the street right-of-way but shall observe the sight-triangle at the intersection with NW 7th Street. The greenbelt may also be permitted to contain a sidewalk.
- b) Landscaping within Tract 2 shall comply with the O-1 District regulations with the following exceptions:
  - i. Landscaping shall be as shown on Exhibit C - Conceptual Site Plan for the existing parking lot layout. Modifications to location of grass areas, trees and shrubs shall be permitted; however, the square footage of grass areas, and number of trees and shrubs shall not be decreased. Re-striping and pavement repair permitted without additional landscaping required.
- c) Complete removal and reconstruction of the parking lot shall require landscaping in accordance with ordinance requirements.

## **10. Signs:**

- a) All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and shall have no less than 25 square feet of landscaping at the base. Sign area shall be in accordance with the base zoning district regulations applicable to each respective tract. No pole signs will be allowed.

- b) Electronic Message Display signs shall not be permitted.
- c) Attached signs will be in accordance with the base zoning district regulations applicable to each respective tract.
- d) Non-accessory signs are specifically prohibited in this SPUD.

#### **11. Access:**

- a) The number, location and width of driveways in Tract 1 shall be as shown on Exhibit B – Conceptual Site Plan. Adjustments to location and width shall be permitted.
- b) The number, location and width of driveways in Tract 2 shall be as shown on Exhibit C – Conceptual Site Plan. Adjustments to location and width shall be permitted.

#### **12. Sidewalks**

- a) The sidewalk along NW 7<sup>th</sup> Street and Klein Avenue, adjacent to Tract 1, shall be replaced or repaired, and a sidewalk along Western Avenue shall be provided subject to the policies and procedures of the Public Works Department and ADA requirements prior to any occupancy certificates being issued.
- b) The sidewalks along NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street and Klein Avenue, adjacent to Tract 2, shall be replaced or repaired, subject to the policies and procedures of the Public Works Department and ADA requirements prior to any occupancy certificates being issued.

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

#### **1. Architecture:**

- a) In Tract 1, exterior building wall finish on all structures facing NW 7th Street and Western Avenue, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, concrete tilt-up, rock or stone masonry. No more than 30% EIFS, stucco, wood, or concrete-board shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.
- b) In Tract 2, exterior wall finish of buildings shall comply with the O-1 District regulations.

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

N/A

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

N/A

**4. Site Lighting:**

Site lighting in both tracts 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, new outdoor lights within any 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 consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use.

**6. Parking:**

- a) Required parking in Tract 1 shall be permitted off-site, within Tract 2.
- b) Utilization of the existing paved parking lot in Tract 2 shall be permitted. Additionally, the parking lot layout shown on Exhibit C- Conceptual Site Plan upon the existing paved parking areas shall be permitted, which includes reduction in parking space length and slight encroachments within adjacent street rights of way. Pavement repair and restriping permitted. However, complete removal of said parking lot and replacement with new paved parking shall require compliance with current ordinance requirements at the time of development.
- c) Access and parking space maneuvering shall be permitted within the existing alley in Tract 2.

**7. Maintenance:**

Maintenance of landscaping and common areas within each tract shall be the responsibility of the property owner of said tract.

**8. Drainage:**

Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code.

**III. Supporting Documents**

Exhibit A: Legal Descriptions of Tracts 1 and 2

Exhibit B: Tract 1 Conceptual Site Plan

Exhibit C: Tract 2 Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTIONS

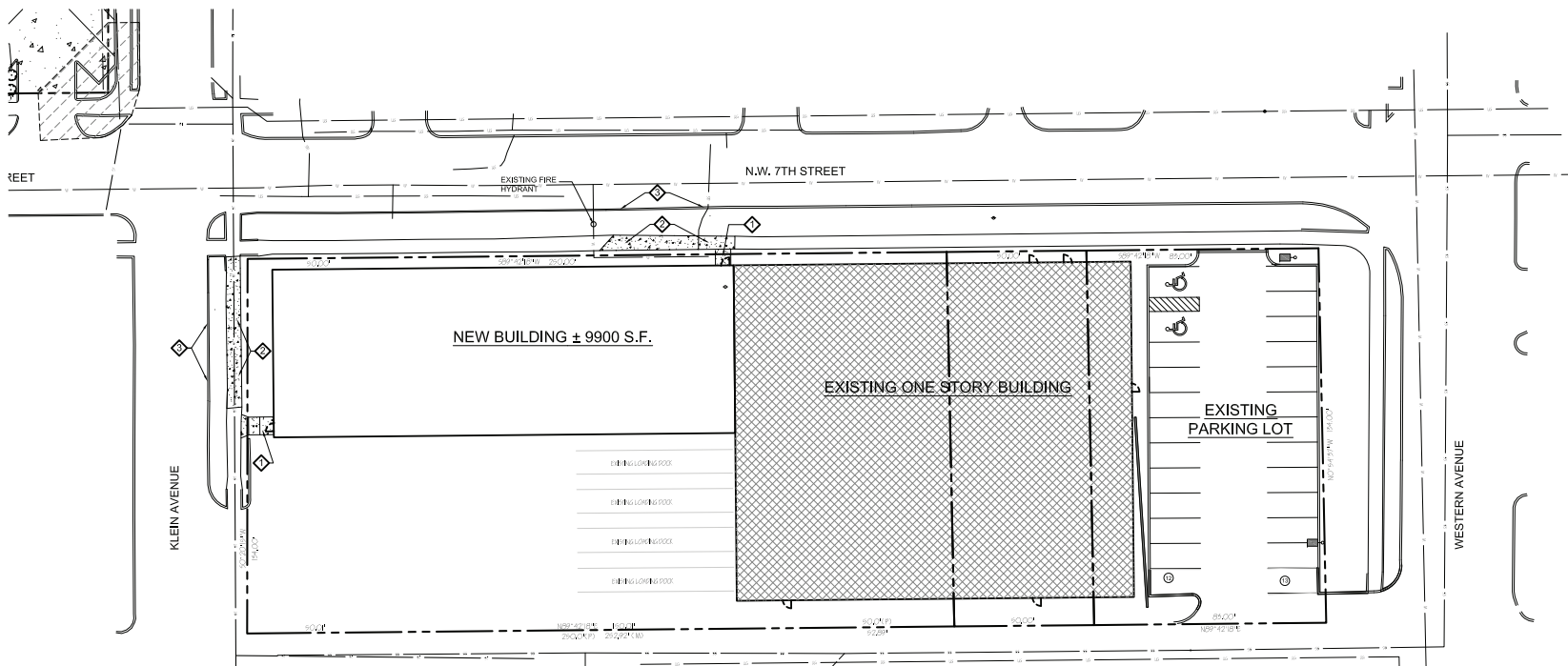
SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT

**TRACT 1:**

All of Lots 1 through 16 in Block D, in Fairview Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**TRACT 2:**

All of Lots 1 through 6 and Lots 29 through 32 in Block B, in Fairview Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



- NEW SITE PLAN REVISIONS**
- NEW CONCRETE SIDEWALK AND DRIVEWAY
  - NEW DRIVEWAY
  - NEW CURB

- LEGEND**
- EXISTING BUILDING



1" = 10'  
NEW SITE PLAN  
SCALE: 1" = 10'

**3 LEVEL DESIGN**  
architecture • interiors • innovation  
10400 Greenfield Place, Suite 100 Oklahoma City, OK 73159  
Phone: 405.215.7772 Fax: 405.215.7704 [info@level3design.com](mailto:info@level3design.com)

**SCHWAB MEAT CO.  
BUILDING ADDITION**  
1111 LINWOOD BLVD.  
OKLAHOMA CITY, OK

ISSUED:

SEALS:

**PRELIMINARY  
NOT FOR CONSTRUCTION**

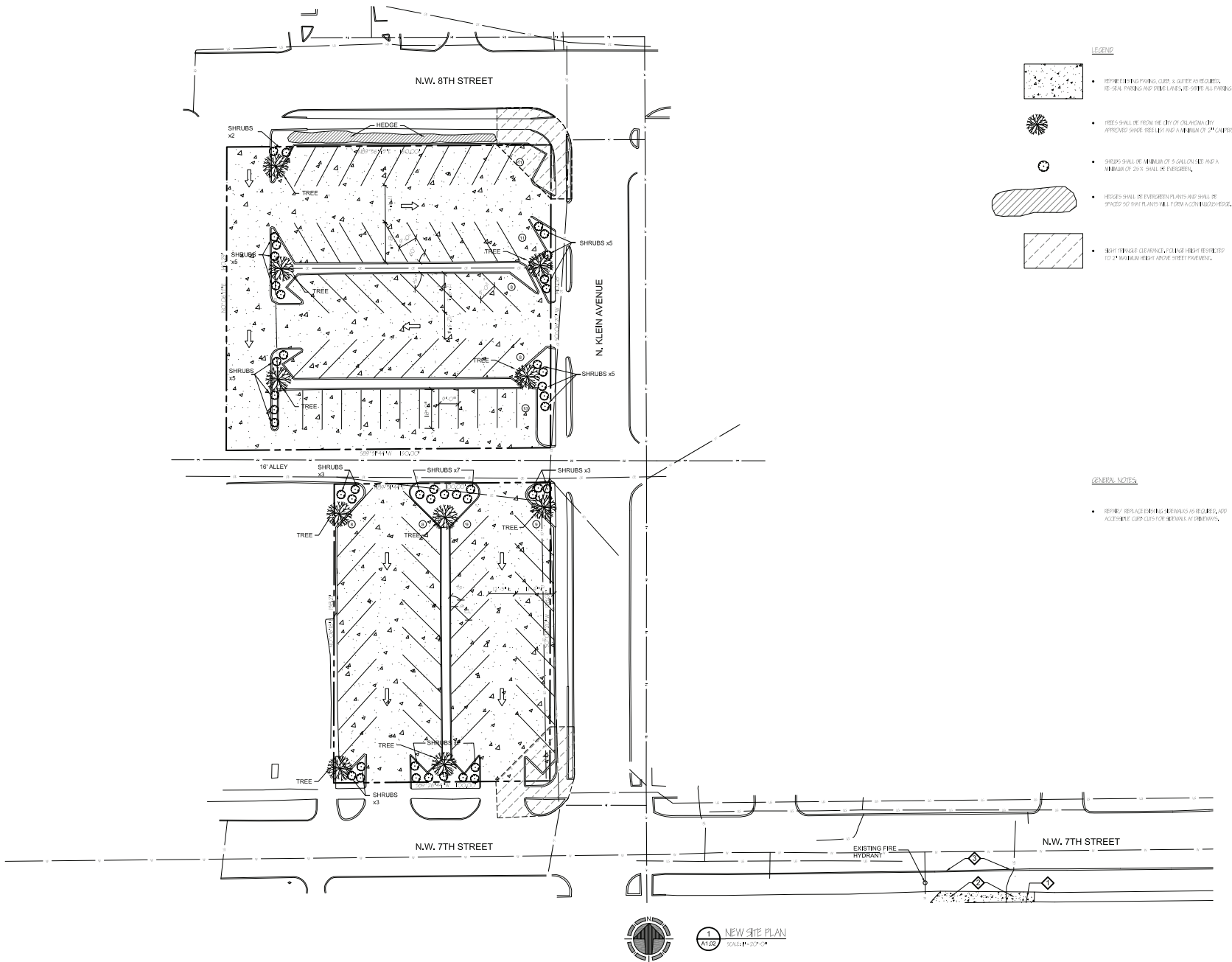
FILE INFORMATION:

PROJECT: S2322  
DATE: 06.12.24

**TRACT 1  
Conceptual Site  
Plan  
1132 NW 7th St**

**EXHIBIT B**





**LEVEL 3 DESIGN**  
architecture • interiors • innovation  
1040 Granddier Place, Suite 103 Oklahoma City, OK 73109  
Phone: 405.763.7772 Fax: 405.763.7704 level3design.com

**SCHWAB MEAT CO.  
BUILDING ADDITION**  
1111 LINWOOD BLVD.  
OKLAHOMA CITY, OK

ISSUED:

SEALS:

**PRELIMINARY  
NOT FOR CONSTRUCTION**

FILE INFORMATION:

PROJECT: S2322  
DATE: 06.12.24

**TRACT 2  
Conceptual Site  
Plan**  
1201 NW 7th St

**EXHIBIT C**