

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1604

MASTER DESIGN STATEMENT

Umanzor Barbershop

February 20, 2024
Revised March 15, 2024

PREPARED BY:

(Miguel Umanzor)
(2332 SW 135th Street)
(Oklahoma City, Oklahoma 73170)
(405-821-1291)
(Apexbarberandsupply@gmail.com)

SPUD-1604 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 regulations of the **O-2 General Office 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:

Single-Family Residential (8200.14)

Convenience Sales and Personal Services (8300.32), limited to a barbershop / salon inside the existing residential structure.

Specific Standards found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended, do not apply.

2. **Maximum Building Height:**

The existing building height shall be permitted within this SPUD. All new structures shall meet the requirements of the base zoning district at the time of development.

3. Maximum Building Size:

The existing building sizes are permitted within this SPUD. All new structures shall meet the requirements of the base zoning district at the time of development.

4. Maximum Number of Buildings:

The two (2) existing buildings are permitted within this SPUD. All new structures shall meet the requirements of the base zoning district at the time of development.

5. Building Setback Lines

Front Yard (S. May Ave):	25'
Rear Yard:	0'
Side Yard:	5'
Corner Side Yard:	15'

Setbacks for any new structures will meet code requirements in place at the time of development.

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

Freestanding signs will not be permitted within this SPUD.

8.2 Attached signs

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

8.3 Non-Accessory Signs

Non-accessory signs are not permitted in this SPUD.

8.4 Electronic Message Display signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Access

Access may be taken from S May Avenue via a maximum of one (1) private drive and from SW 53rd Street via a maximum of one (1) private drive. The existing drive along S May Avenue shall be permitted and may be used for access to the rear of the lot to service the proposed parking lot. The drive aisle may be permitted to be 14 feet in width.

10. Sidewalks

There is an existing five-foot sidewalk along S May Avenue. Should said sidewalk be or removed during construction, the developer shall be required to make the necessary repairs and/or replace if necessary. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, 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.

The existing structure shall be deemed in conformance with this SPUD and shall be permitted.

2. Open Space: Per the base zoning district.

3. Street Improvements: N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, as amended.

5. Dumpsters:

Dumpsters (if provided) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Pervious paving may be used subject to Public Works review and approval.

7. Maintenance:

Maintenance of the site shall be the responsibility of the developer and/or property owner.

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1604 Exhibit A – Legal Description

The East 173 feet of the South 62 feet of the North Half (N/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma. **AND** The East 173 feet of the North 80 feet of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

SPUD-1604, Exhibit B

5421 SOUTH MAY AVENUE

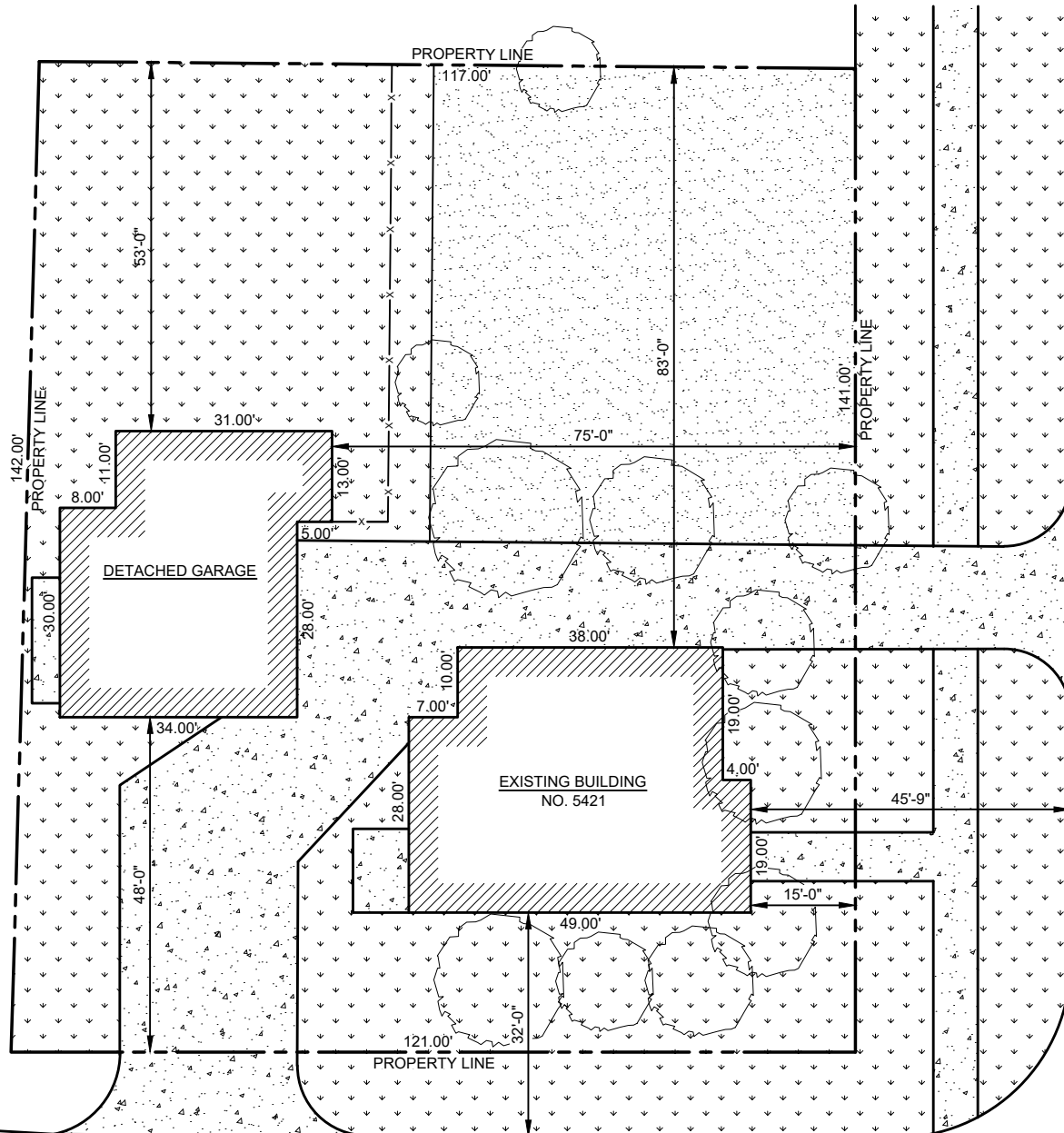
Site Plan #1

OKLAHOMA CITY, 73119

PARCEL ID: 13-246-4025

LOT AREA: 0.38 ACRES

PAPER SIZE 8.5"x11"



SOUTH MAY AVENUE

SW 53RD STREET

SITE PLAN

SCALE: 1:300

