

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1529
iCARE URGENT CARE
MASTER DESIGN STATEMENT

(5/26/23)

PREPARED BY:

ELLIOTT ARCHITECTS
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.com

SPUD- 1529 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-1, Limited Office and Gatewood Urban Conservation Overlay District (UCD)** (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:

- 8300.1 Administrative and Professional Offices
- 8300.53 Medical Services, Restricted
- 8300.59 Personal Services, Restricted

2. **Maximum Building Height:** Per O-1 Limited Office District regulations, and in accordance with the base zoning district and all applicable guidelines and regulations of the Gatewood Urban Conservation Overlay District (UCD).
3. **Maximum Building Size:** Per O-1 Limited Office District regulations, and all applicable guidelines and regulations of the Gatewood Urban Conservation Overlay district (UCD).

4. **Maximum Number of Buildings:** Per O-1 Limited Office District regulations, and all applicable guidelines and regulations of the Gatewood Urban Conservation Overlay district (UCD).

5. **Building Setback Lines**

Front Yard: Twenty-five Feet or the existing Building Setback Line

Rear Yard: Ten Feet where abutting a Residential District

Side Yard: Five feet where abutting a Residential District

Corner Side Yard: No Setback

The Special Building Line (SBL-6) on NW 23rd Street shall not apply.

6. **Sight-proof Screening:** A sight-proof Screen Fence is required where the property is adjacent to residentially zoned property or use. No less than a six-foot and no greater than a eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood or any combination thereof and shall be solid and opaque.

7. **Landscaping:** Landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. **Signs:**

- 8.1 **Free-standing accessory signs:** Free-Standing Accessory signs for non-residential uses shall be a maximum of one (1) ground monument sign. The maximum size being eight (8) feet in height and 100 square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

- 8.2 **Attached signs:** Attached signs for non-residential uses shall meet all requirements of the City of Oklahoma City's Sign Ordinance in place at the time of development.

- 8.3 **Non-Accessory signs:** None allowed.

- 8.4 **Electronic Message Display signs:** None allowed.

9. **Access:** Two (2) access drives from the existing public alley along the west boundary of the property will be allowed. Shared access may be allowed to the east, subject to an agreement between the property owners.
10. **Sidewalks:** Five-foot sidewalks shall be constructed on the arterial street or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of seventy percent (70%) of the exterior wall surfaces to be brick masonry, and a maximum of thirty percent (30%) wood siding, composite siding of wood appearance, or EIFS; composition shingle roof shall be allowed with a minimum 6:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment, in accordance with the regulations of the Gatewood Urban Conservation Overlay District (UCD).
2. **Open Space:** NA
3. **Street Improvements:** Street improvements shall be in accordance with the requirements of the Public Works Department.
4. **Site Lighting:** The site lighting in this SPUD for the office development and the high density residential shall be in accordance with Chapter 59, Article XII, section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended, and the regulations of the Gatewood Urban Conservation Overlay District (UCD). Furthermore, full cutoff fixtures shall be used for any pole mounted lighting. No wall packs directed towards adjacent residential properties shall be used.
5. **Dumpsters:** Dumpsters shall be a minimum of 50 feet from any residential zone or use and/or on the west side of the proposed SPUD. Roll-off dumpsters shall be permitted during construction.
6. **Parking:** The minimum number of off-street parking spaces shall be seven (7) spaces. All off-street parking provided shall meet all requirements of the City of Oklahoma City's

Parking Ordinance in place at the time of development. The site shall have a provision for bicycle parking.

7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.

8. **Drainage:** Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A

Legal Description SPUD-1529

LOT SIX (6), IN BLOCK TWO (2), OF GATEWOOD ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

