

APPROVED

1-30-2024

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1574
MASTER DESIGN STATEMENT FOR
15 SW 25th St.

September 26, 2023
November 2, 2023
November 21, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD-1574 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 **I-1 Light Industrial District and the UD Urban Design Overlay 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:

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted

8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8350.16	Wholesaling, Storage and Distribution: Restricted

2. Maximum Building Height:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

There shall be a maximum of five (5) buildings.

5. Building Setback Lines:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

Front: 0 feet

Side: 5 feet

Rear: 4 feet

6. Sight-proof Screening:

Existing sight-proof screening shall be permitted to remain and deemed to conform to applicable regulations. In the event new screening or fencing is installed, it shall be per the UD Urban Design Overlay regulations and guidelines.

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable Oklahoma City Municipal Code regulations.

Should this site be redeveloped in the future into any of the nonindustrial uses as permitted by this SPUD, the Parking Lot Perimeter landscaping in accordance with Section 59-11250.E.(1)(a)1 shall be required at the westerly parking lot.

8. Signs:

8.1 Freestanding Accessory Signs

Freestanding signs will be in accordance with the UD Urban Design Overlay District.

8.2 Attached Signs

Attached signs will be in accordance with the UD Urban Design Overlay District.

8.3 Non-Accessory Signs

Non-Accessory signs shall not be permitted within this SPUD.

8.4 Electronic Message Display Signs

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

9. Access:

Access shall be taken from three (3) access point off of SW 25th St.

10. Sidewalks

Existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations.

II. Other Development Regulations:

1. Architecture:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event that a new structure is built, all structures built within this SPUD shall be subject to the review and approval of a Certificate of Approval, subject to applicable Urban Design regulations and guidelines, with the exception that metal R-panel siding shall be permitted for any buildings associated with the current light industrial use.

Should this site be redeveloped in the future into any of the nonindustrial uses as permitted by this SPUD, the use of metal R-panel siding shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

The existing site lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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.

5. Dumpsters:

The existing dumpster shall be placed within a sight-proof screened trash enclosure with solid gates to enclose the front. Should this site be redeveloped in the future to any of the non-industrial uses permitted by this SPUD, all said dumpsters shall be located within trash enclosures that shall be sight-proof screened from view from public streets in accordance with Section 59-13700.5.(1).

6. Parking:

Existing parking shall be permitted to remain and deemed to conform to applicable Oklahoma City Municipal Code regulations, as shown on Exhibit "D".

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

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
- Exhibit C: Aerial
- Exhibit D: Conceptual Parking Layout

SPUD 1574 Exhibit A – Legal Description

Lots Twenty-Four (24) through Thirty-Six (36), both inclusive, of Block Eleven (11), in CAPITOL HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma.



Diagram illustrating a cross-section of a wall joint sealant. The sealant is applied continuously along the joint between the wall and the new pavement. The sealant is labeled "SEALANT (CONTINUOUS)". The new pavement is labeled "NEW PAVEMENT". The wall is labeled "WALL OR OTHER STRUCTURE". The sealant is applied in a groove that is $\frac{1}{4}$ " expansion joint material full depth and continuous. The thickness of the pavement is labeled "T = PAVEMENT THICKNESS".

4'-0"

SLOPE ASPH PVMT AT ALL LOCATIONS

4"

8"

8"

TURN DOWN SLAB EDGE AROUND PERIMETER

#4 PERIMETER BAR

#3 @ 12" OCEW MID-DEPTH

4'-0"

SLOPE @ 2%

BUTT-TYPE EXPANSION JOINT (BCJ), RE: C200-DETAIL:2

COMPACTED SAND

CONTRACTOR OPTION: OMIT SAND AND CAST MONOLITHIC 12" THICK

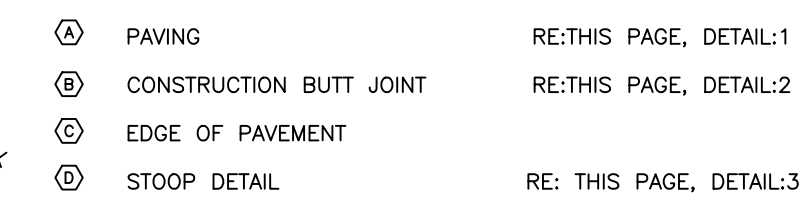
CONCRETE MINIMUM 3500 psi COMPRESSIVE STRENGTH 5 1/2 SACK MIX, MAX 4" SLUMP, 4-6% AIR ENTRAINED

BLDG LINE

FIN FLOOR

DROP 1/4"

WHERE NEW PAVEMENT
ABUTS EXISTING PAVEMENT,
TACK COAT EXISTING EDGE
OF PAVEMENT WHEN PLACIN
NEW PAVEMENT. (TYP.)

[illegible]

Civil & Environmental Consultants, Inc.
4700 Galliardia Parkway · Suite 101 · Oklahoma City, OK 73142
Ph: 405.246.9411
www.civcen.com

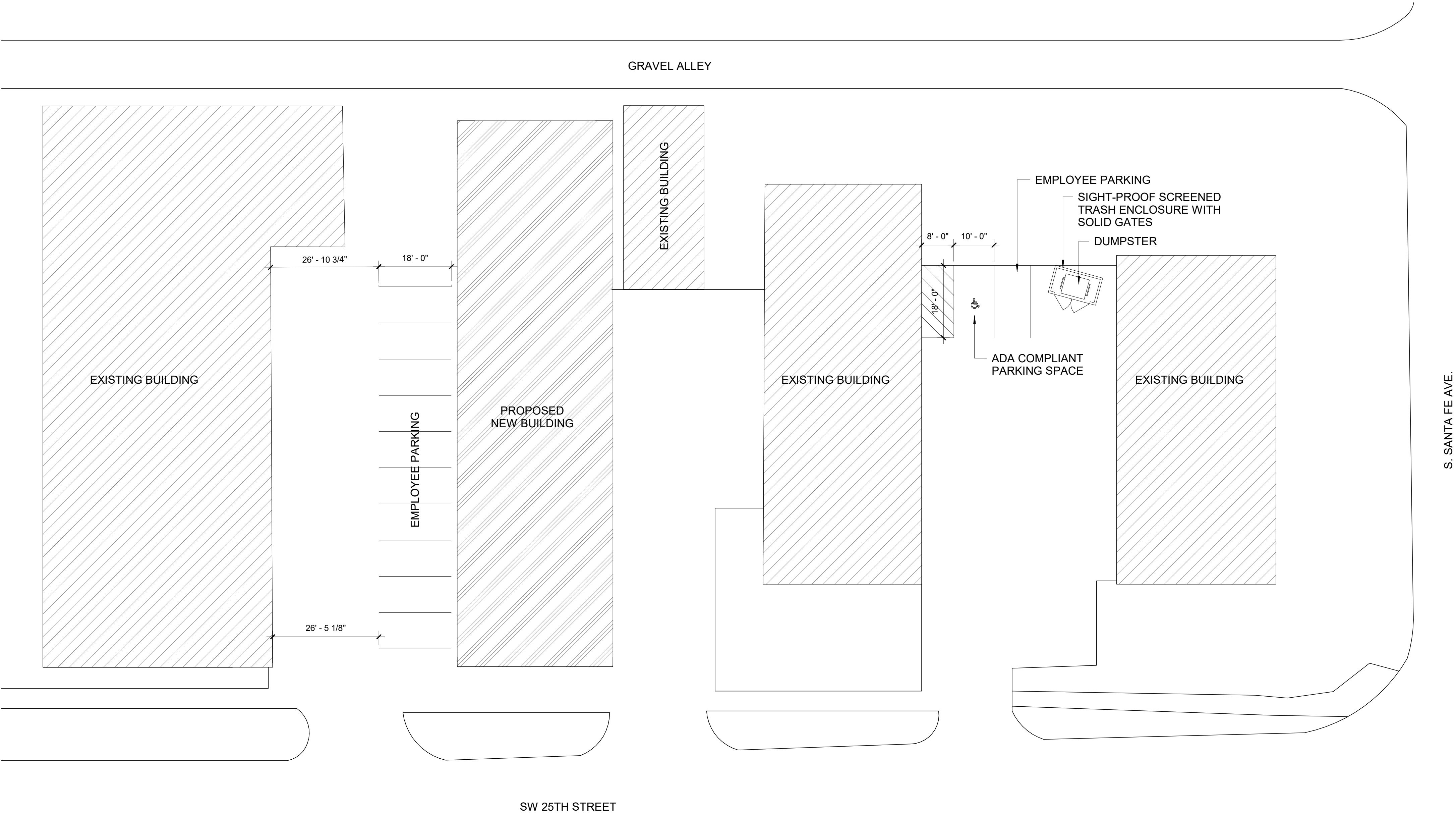
QUALITY METAL FINISHES
15 SW 25TH STREET
OKLAHOMA CITY, OK 73109

OVERALL SITE & UTILITY PLAN

DRAWING NO.:

C200







1

CONCEPTUAL PARKING LAYOUT
SCALE: 1/16" = 1'-0"

Revisions		
No.	Title	Date

PROJ. NO.
2323
DATE
11-16-2023
SHEET NO.

A0.1

DIAGRAM-NOT FOR CONSTRUCTION

QUALITY METAL FINISHES
15 SW 25th STREET
OKLAHOMA CITY, OK 73109
CONCEPTUAL PARKING LAYOUT