

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1527**  
**MASTER DESIGN STATEMENT**  
**(05/17/2023)**

**PREPARED BY:**

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# **SPUD-1527 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 8300.14 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-2 Moderate Industrial 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:

- 8300.14 Automotive and Equipment Cleaning and Repairs, Light Equipment
- 8300.19 Automotive and Equipment Sales and Rentals, Trucks, Manufactured (Mobile)  
Homes and Recreational Vehicles
- 8300.21 Automotive and Equipment Storage
- 8300.16 Automotive Auction
- 8300.12 Automotive Parking Garages
- 8300.13 Automotive Parking Lots, as a Principal Use

2. **Maximum Building Height:** Per the Base Zoning Regulations

**3. Maximum Building Size:** Per the Base Zoning Regulations

**4. Maximum Number of Buildings:** Per the Base Zoning Regulations

**5. Building Setback Lines**

Front Yard: 25 feet

Rear Yard: N/A

Side Yard: N/A

Corner Side Yard: N/A

**6. Sight-proof Screening:** 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:** One monument sign shall be permitted, a maximum of 8 feet high with 100 square feet of display area.

**8.2 Attached signs:** Per the Base Zoning Regulations

**8.3 Non-Accessory Signs:** Shall be prohibited.

**8.4 Electronic Message Display signs:** Shall be prohibited.

**9. Access:** A maximum of one (1) drive from SE 44<sup>th</sup> St shall be allowed.

**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 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.

### **2. Open Space:** Per the Base Zoning Regulations

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

### **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.

### **5. Dumpsters:** Dumpster 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:** 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 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

### **9. Other:** All vehicles for storage shall be screened from view from SE 44<sup>th</sup> St.

## **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

**EXHIBIT A**

SPUD-1527

LEGAL DESCRIPTION: TROSPER PARK ADD PT OF BLK 27 BEG 690.35FT E & 33FT N OF SW/C SW4 SEC 13  
11N 3W TH N296.72FT E135.65FT RIGHT ON CURVE SE29.81FT S277.75FT W154.61FT TO BEG  
CONT1.05ACRS [45792.93] MORE OR LESS

# EXHIBIT B:

