

**APPROVED**

7-2-2024

BY THE CITY COUNCIL  
*Angie H. Johnson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1623**  
**MASTER DESIGN STATEMENT**

**March 26, 2024**  
**Revised April 29, 2024**  
**Revised May 3, 2024**  
**Revised May 6, 2024**  
**Revised May 9, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*

# **SPUD-1623 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).*

## **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 which 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 **C-3, "Community Commercial" 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:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)

- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)\*
- Eating Establishments: Fast Food (8300.35)\*
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)\*
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Gasoline Sales, Large (8300.45)\*
- Gasoline Sales. Small: Restricted (8300.46)\*
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast 8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Multiple-Family Residential (8200.12)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Two-Family Residential (8200.16)

\*These uses shall be located at least 150 feet away from any residential use.

**2. Maximum Building Height:**

The maximum height of any building shall be per the base zoning district.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

There shall be no maximum number of buildings within this SPUD.

**5. Building Setback Lines:**

North PUD Boundary: 10 feet

East PUD Boundary: 10 feet

West PUD Boundary: 15 feet

South PUD Boundary: 35 feet

**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 developed for residential use and along the east boundary. 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.

Screening along the east SPUD boundary shall be a wood fence with steel posts.

**7. Landscaping:**

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

**8. Signs:**

Signage shall be in accordance with the City of Oklahoma City sign ordinance.

**9. Access:**

Access shall be taken from a maximum of two (2) access points from Northwest Expressway and shall be per Oklahoma Department of Transportation standards.

Shared access shall be required between internal tracts.

**10. Sidewalks:**

Internal sidewalks shall be subject to the policies and procedures of the Public Works Department. 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, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall be permitted.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent residential uses. 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, 2020, as amended.

**5. Dumpsters:**

Dumpsters 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 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.

**7. Maintenance:**

Maintenance of the common areas, private drainage easements, and islands/medians 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 may 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 that meets the requirements specified by the Oklahoma City Department of Public Works.

**8. Drainage:**

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

**9. Platting:**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

Existing residential uses shall be deemed in conformance with this SPUD. However, any expansion of residential uses shall be restricted until such time that the site is served by public utilities and a comprehensive plan amendment has been sought.

**10. Other:**

N/A

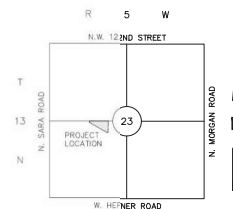
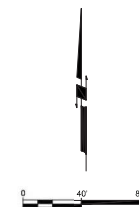
### **III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

SPUD-1623 Exhibit A – Legal Description (As-Surveyed)

A tract of land in the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING an ODOT Brass cap for the Northeast corner of said Southwest Quarter (SW/4); Thence S 88°42'09" W along the North line of said Southwest Quarter (SW/4) (Basis of Bearing), a distance of 645.81 feet to a found 3/8" iron pin with yellow cap for the POINT OF BEGINNING; Thence S 00°05'51" W a distance of 388.78 feet to a set 1/2" iron pin with CA4717 cap on the North Right of Way line of State Highway No. 3; Thence continuing along said North Right of Way line, N 61°42'52" W a distance of 25.03 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right of Way line, N 73°01'28" W a distance of 152.97 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right of Way line, N 61°53'54" W a distance of 540.57 feet to a set 1/2" iron pin with CA4717 cap; Thence N 00°00'52" E a distance of 63.00 feet to a set 1/2" iron pin with CA4717 cap on the North line of said Southwest Quarter (SW/4); Thence N 88°42'09" E along the North line of said Southwest Quarter (SW/4), a distance of 646.00 feet to the POINT OF BEGINNING.





**SPUD-1623**  
**10331 NW Expressway**

Exhibit B  
 Conceptual Site Plan  
 115 Total Parking Spaces

+/-3.52 Acres



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 233-8875 FAX (405) 233-8875

ENGINEERS SURVEYORS PLANNERS  
 3/22/24

Conceptual site plan showing feasible option  
 permitted under proposed rezoning