

**APPROVED**  
4-22-2025

BY THE CITY COUNCIL  
*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1712**

MASTER DESIGN STATEMENT

**December 19<sup>th</sup>, 2024**  
**March 07, 2025**

**PREPARED BY:**

1313 SE 25<sup>th</sup> LLC  
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## **SPUD-1712 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-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:

- (8300.21) Automotive and Equipment: Storage
- (8300.54) Outdoor Sales and Display, and Outdoor Storage (Hazardous and, or noxious material storage is prohibited)

#### **1.1 Minimum Lot Size:**

Shall be per the base zoning district regulations.

#### **1.2 Minimum Lot Width:**

Shall be per the base zoning district regulations.

**2. Maximum Building Height:**

No buildings shall be permitted within this SPUD.

**3. Maximum Building Size:**

No buildings shall be permitted within this SPUD.

**4. Maximum Number of Buildings:**

No buildings shall be permitted within this SPUD.

**5. Building Setback Lines**

Front Yard: None.

Rear Yard: None, except that no materials or equipment shall be stored within 15 feet of a residential district or use.

Side Yard: None, except that no materials or equipment shall be stored within 15 feet of a residential district or use.

Corner Side Yard: None.

**6. Sight-proof Screening:**

An 8-foot tall sight proof fence shall be required adjacent to the R-1 Single-Family Residential District.

**7. Landscaping:**

A 10-foot greenbelt planted with a series of evergreen shrubs, and evergreen trees (at least six feet in height at maturity), spaced in a manner to provide an impervious visual barrier shall be provided and maintained along any residential district boundary or residential use property line.

**8. Signs:**

**8.1 Free standing signs**

Shall be per the base zoning district regulations.

**8.2 Attached signs**

Shall be per the base zoning district regulations.

### **8.3 Off-Premise / Billboard Signs**

Shall be prohibited within this SPUD.

### **8.4 Electronic Message Display signs**

Shall be prohibited within this SPUD.

## **9. Access:**

Access to the site will be from SE 25<sup>th</sup> Street via a recorded private access easement and cross-access agreement through the property to the south. Lots within this SPUD shall not be required to have frontage on, or direct access from, a City approved street.

## **10. Sidewalks**

Shall not be required within this SPUD.

## **II. Other Development Regulations:**

### **1. Architecture:**

No buildings will be permitted within this SPUD.

### **2. Open Space:**

Shall be provided in accordance with Fire Marshall requirements for access and fire management.

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

Shall not be required within this SPUD.

### **4. Site Lighting:**

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:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended, except that dumpster shall not locate within 50 feet of a residential district or use.

### **6. Parking:**

Shall not be required within this SPUD. If provided, the design of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Alternate pervious surfaces shall be allowed for all uses within this SPUD in accordance with Chapter 59, Section 10250.2.D.(1).

**7. Maintenance:**

The site shall be maintained as a “storage yard” with gravel or solid surface material. Maintenance of the common areas, private drainage easements, private drives, and islands/medians shall be the responsibility of the adjacent property owners. 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 drainage related common areas 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 above.

**8. Drainage:**

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

**9. Other:**

No Outdoor Storage materials shall be stacked or extend above 6 feet in height, or higher than a permitted fence, whichever is greater.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

## SPUD-1712 Exhibit A – Legal Description

A tract of land in the Southwest Quarter (SW/4) of Section Eleven (11), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being a portion of Block Two (2) in Corff's Subdivision, more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter; Thence S 00°31'32" W, along the west line of said Southwest Quarter, a distance of 882.00 feet; Thence S 89°49'56" E a distance of 946.49 feet; Thence N 00°31'32" E, parallel with the west line of said Southwest Quarter, a distance of 500.01 feet; Thence S 89°49'56" E a distance of 222.86 feet; Thence S 00°10'04" W a distance of 14.59 feet; Thence S 89°56'06" E a distance of 317.73 feet; Thence S 01°01'20" W a distance of 147.41 feet; Thence S 34°19'18" E a distance of 121.25 feet to the POINT OF BEGINNING; Thence Continuing S 34°19'18" E a distance of 286.18 feet; Thence N 89°27'50" W a distance of 254.87 feet; Thence N 31°50'22" E a distance of 90.15 feet; Thence N 18°09'23" E a distance of 59.66 feet; Thence N 01°16'54" W a distance of 29.58 feet; Thence N 13°09'32" W a distance of 45.68 feet; Thence N 55°15'14" E a distance of 46.75 feet to the POINT OF BEGINNING.

NOT FOR CONSTRUCTION - PRELIMINARY

### ADDRESS

1313 SOUTHEAST 25th STREET IN OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

### PROJECT SCOPE DESCRIPTION

THIS PROJECT IS A 29,474 SF ONE STORY BUILDING, CONSTRUCTED ON GRADE. THE BUILDING IS A PRE-FINISHED METAL BUILDING PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE CONSTRUCTION TYPE IS 2B UNPROTECTED NONCOMBUSTIBLE. WOOD HAS BEEN USED WITHIN THE BUILDING SO THE CONSTRUCTION CLASSIFICATION IS REDUCED TO 5B. THE PROPERTY IS ZONED I-2. THERE IS PUD-855 PROPERTY ADJACENT TO THE NORTH AND R-1 NORTHEAST OFF THE NORTHEAST. THE USE CLASSIFICATION IS "F1" MODERATE-HAZARD FACTORY INDUSTRIAL.

### BUILDING AREAS

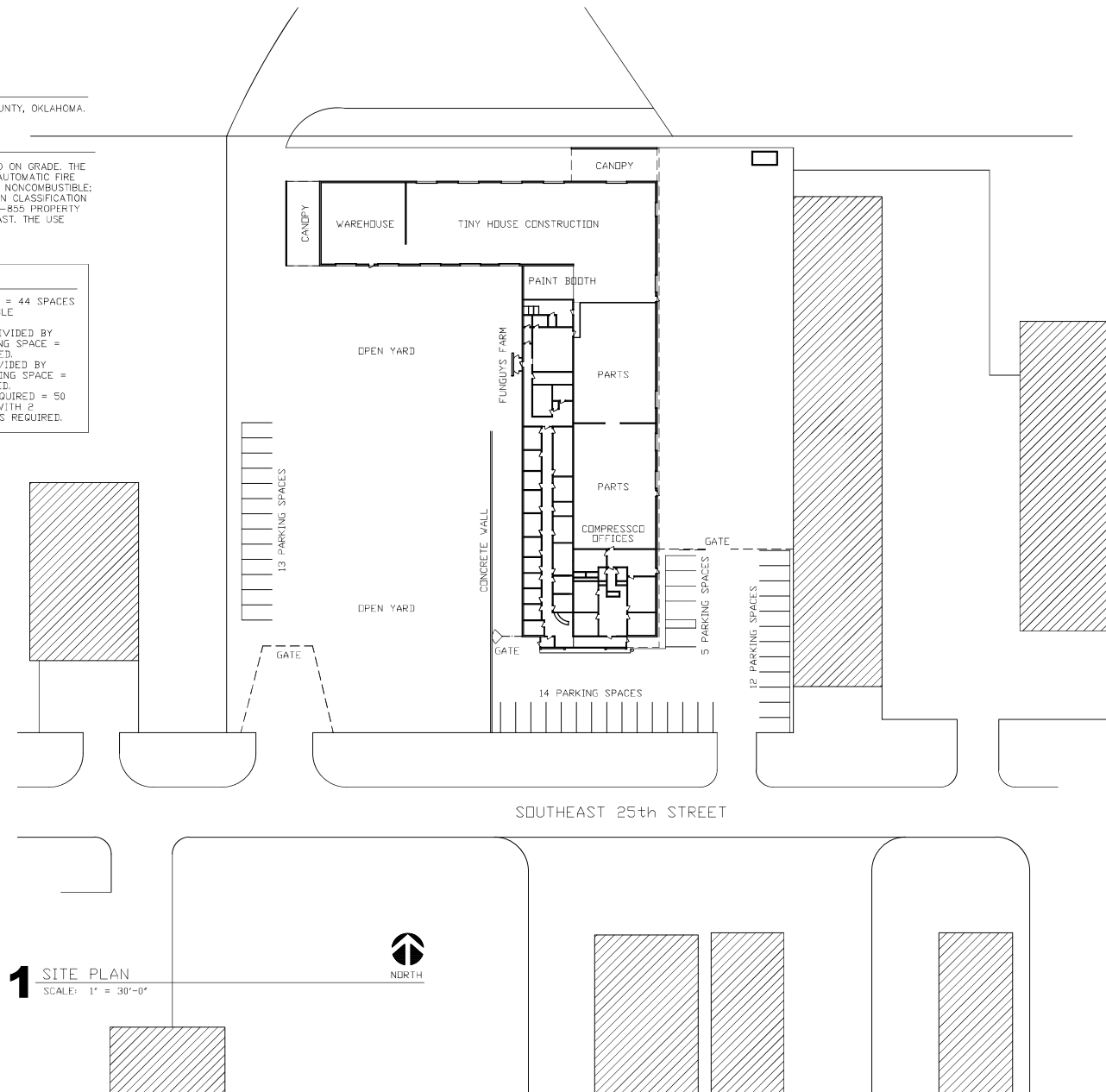
FUNGUYS - 6,828 GROSS SQ. FT.  
COMPRESSCO - 9,951 GROSS SQ. FT.  
TINY HOUSE CONSTRUCTION -  
12,695 GROSS SQ. FT.

TOTAL GROSS BUILDING AREA -  
29,474 SQ. FT. NET

### PARKING

PARKING PROVIDED = 44 SPACES  
ARE VAN ACCESSIBLE

FIRST 20,000 SF DIVIDED BY  
500 SF PER PARKING SPACE =  
40 SPACES REQUIRED.  
NEXT 9,474 SF DIVIDED BY  
1,000 SF PER PARKING SPACE =  
10 SPACES REQUIRED.  
TOTAL PARKING REQUIRED = 50  
PARKING SPACES, WITH 2  
ACCESSIBLE SPACES REQUIRED.



**1** SITE PLAN  
SCALE: 1" = 30'-0"

**HAVEN MANKIN ARCHITECT**

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

**BUILDING RENOVATION**  
1313 SE 25th STREET  
OKLAHOMA CITY, OKLA.

HAVEN MANKIN,  
ARCHITECT  
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DRAWING TITLE

SITE PLAN

DATE  
JULY 5, 2023

DRAWING NO.

**A2**

