

**APPROVED**

1-2-2024

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(1576)**  
**MASTER DESIGN STATEMENT**

**September 29, 2023**

**PREPARED BY:**

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

# **SPUD-(1576) 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 Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Community Recreation: Restricted (8250.4)

- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Dwelling Units Above the Ground Floor (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, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- 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)
- Murals (8250.16)
- 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)
- Spectator Sports and Entertainment: Restricted (8300.69)

**2. Maximum Building Height:**

The maximum height within this SPUD shall be 150 feet.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

The maximum number of buildings within this SPUD shall be one (1). Accessory structures shall not be included within the maximum building limit.

**5. Building Setback Lines:**

There shall be no setback from NE 85<sup>th</sup> Street. There shall be no interior setbacks within this SPUD except as required by Fire Code.

**6. Sight-proof Screening:**

Screening shall not be required in this SPUD.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Freestanding signage shall be in accordance with the C-3, "Community Commercial" District regulations.

No pole signs will be allowed.

**8.2 Attached Signs**

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

**8.3 Non-accessory Signs**

Non-accessory signs are not permitted in this SPUD.

**8.4 Electronic Message Display Signs**

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

**9. Access:**

Access shall be taken from NE 85<sup>th</sup> Street via a maximum of one (1) private drive.

**10. Sidewalks:**

Five-foot sidewalks shall be constructed on NE 85<sup>th</sup> Street or 6-foot sidewalks

shall be required if the sidewalk is constructed adjacent to the curb, 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, while maintaining the overall theme of PUD-1584, the Parent PUD, shall consist of materials such as brick, brick veneer, EIFS, stucco, rock, stone, marble, glass block and masonry materials (including textured and painted concrete and tilt wall construction), and shall also be permitted the flexibility to incorporate architectural materials compatible with PUD-1584 (i.e. architectural metal and split face concrete block, wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above 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 properties. 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 all property lines adjacent to a low density residential use.

### **6. Parking:**

The design 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.

This SPUD shall only require 160 parking spaces.

Proposed uses do not require off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located elsewhere within PUD-1584, the Parent PUD. If on-site parking is not provided for the proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

**7. Maintenance:**

N/A

**8. Drainage:**

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

**9. Platting:**

Platting shall not be required for this SPUD.

**10. Other:**

N/A

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **The Elm Hotel**

October 25, 2022

Revised August 24, 2023

A tract of land being a part of the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Two (2) and all of Lot Three (3) in Block One (1) of 9000 BROADWAY according to the Plat recorded in Book PL79, Page 58, being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of said Lot 3;

THENCE South  $89^{\circ}49'20''$  West, along and with the South line of said Block 1, a distance of 323.31 feet;

THENCE North  $00^{\circ}10'40''$  West, departing said South line, a distance of 317.09 feet;

THENCE North  $27^{\circ}50'43''$  East, a distance of 131.52 feet to a corner on the North line of said Block 1;

THENCE South  $78^{\circ}09'17''$  East, along and with said North line, a distance of 320.03 feet to the Northeast (NE) Corner of said Lot 3;

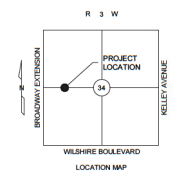
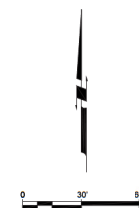
THENCE South  $09^{\circ}50'43''$  West, along and with the East line of said Lot 3, a distance of 295.83 feet;

THENCE South  $00^{\circ}10'40''$  East, continuing along and with said East line, a distance of 75.21 feet to the POINT OF BEGINNING

Containing 136,967 square feet or 3.1443 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.





## SPUD-1576 Elm Hotel

Exhibit B  
Conceptual Site Plan

+/-3.1443 acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 300  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

9/29/23

Conceptual site plan showing feasible option  
permitted under proposed rezoning