

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1668
MASTER DESIGN STATEMENT

May 9, 2024
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PREPARED BY:

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SPUD-1668 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 regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.21	Automotive and Equipment: Storage
8300.24	Business Support Services
8300.31	Construction Sales and Services
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8350.15	Wholesaling, Storage and Distribution: General

1.1 Minimum Lot Size: 11,000 square feet

1.2 Minimum Lot Width: 70 feet

2. **Maximum Building Height:** The maximum building height shall be per base zoning.

3. **Maximum Building Size:** 7,000 square feet

4. **Maximum Number of Buildings:** There shall be one building within this SPUD.
Accessory buildings and structures shall be permitted.

5. **Building Setback Lines for New Structures:**

East: 0 feet

West: 15 feet

South : 10 feet

North: 0 feet

6. **Sight-proof Screening:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

7. **Landscaping:** The subject site 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**

Free standing signs shall be permitted per base zoning, except that no pole signs will be allowed.

8.2 **Attached Signs**

Attached signs shall be permitted per base zoning.

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 may be taken from one driveway on Dudley Street and one driveway on South Main Street.

10. Sidewalks:

Sidewalk requirements shall be those in place at the time of development. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

II. Other Development Regulations:

1. Architecture: Per Base Zoning District

2. Open Space: Per Base Zoning District

3. Street Improvements: N/A

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:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences. Dumpsters shall be a minimum of 50 feet away from any residential use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

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. Angled parking requires Traffic Commission approval. Maneuvering the right-of-way shall be permitted for approved angled parking.

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 any storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements on the site.

8. Drainage:

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

9. Other: Any septic system shall not be aerobic.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1668 Exhibit A – Legal Description

A part of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 29, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follow; Lots Seventeen (17), Eighteen (18), and Nineteen (19) in Block Five (5) Benton, (known as Wheatland), Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

