

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1667

MASTER DESIGN STATEMENT

Ready Mix North

August 1, 2024

Revised September 3, 2024

Revised September 12, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Sute 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5329-005

SPUD-1667 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 and the DSHA Downtown Scenic Highway Area** (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:

- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.2)
- Three- and Four-Family Residential (8200.15)
- Artist Graphics (8250.1)
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)

- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales & Services: Grooming (8300.8)
- Animal Sales & Services: Kennel & Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3) further restricted to an active artist/creator in residence or installation(s).
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Eating Establishments: Fast Food (8300.35) further restricted to a ‘fast-casual’ eateries with no drive-thru. ‘Fast casual’ is defined as a restaurant with a central ordering point rather than wait staff. Pick-up windows for pedestrians are permitted.
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Eating Establishments: Sit-down, Limited Alcohol Permitted (8300.39)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports & Entertainment: High Impact (8300.68)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Light Industrial (8350.8) is further restricted to a small brewery, micro-brewery, distillery, winery, cidery, and associated tap/serving rooms or artists in residence.

- Transportation Facilities: Surface Passenger (8400.3)

All other C-3 conditional, accessory, special or special exception uses not listed shall be permitted subject to the review and approval processes specified in the Zoning Code.

2. Maximum Building Height:

There shall be no maximum building height within this PUD.

3. Maximum Building Size: N/A

4. Maximum Number of Buildings: N/A

5. Building Setback Lines:

No setbacks shall be required, other than those required by building code.

6. Sight-proof Screening:

No screening shall be required except around dumpsters, service areas, loading docks, and mechanical equipment visible from the ground level.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development. Further, the following shall be incorporated into the final landscape design in similar fashion to the provided Ex. C.

- Street trees shall be planted between the curb and the sidewalk to buffer the pedestrian from the driveline or the on-street parking as depicted on Ex. C.
- A wall four (4) feet in height, berm, landscaping or a combination herein shall be required along N. Broadway Ave. where parking is adjacent to the street right of way to create a more pleasant pedestrian experience. This may be achieved through a variety of plantings or methods. Quantities should be similar to that as what is provided in Ex. C. If plantings are used to shield parking, they will be evergreens that will reach a height of at least four (4) feet.
- The width of the landscaped area between the back of the sidewalk and the edge of parking lot paving shall not be less than 15 feet. The street tree requirement along Broadway Ave. shall be calculated at one tree per 25 feet of linear frontage.
- A landscaped pedestrian access path shall be required to connect the N Broadway Ave., sidewalk to the entrance of the proposed building. Location and design shall be similar to that as provided in Ex. C.

8. Signs:

Per the base zoning district. However, freestanding shall be further limited to:

- One 30-foot-tall sign within 20 feet of the east property line.
- One 8-foot-tall monument sign along N Broadway Ave. further limited to 100 sf in total sign area.
- Electronic Message Display signage shall not be permitted.
- Off-premise/billboard shall not be permitted.

9. Access:

There shall be a maximum of one (1) driveway on N. Broadway Ave. and two (2) on NW 16th St.

10. Sidewalks:

Sidewalks are present along NW 16th Street and N Broadway Avenue frontages. Should these existing sidewalks be removed or damaged during construction they will be replaced.

Pedestrian connections shall be provided to the south.

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 not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Open Space:

Per the base zoning district.

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.

6. Parking:

Given the proximity to downtown, existing transit, and passenger rail, a minimum number of off-street parking spaces shall not be required. The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage.

The proposed on street angled parking shown on N Broadway Avenue and the required parking for the physically disabled are subject to review and action by the Traffic and Transportation Commission and the City Council.

7. Drainage:

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

8. Platting:

Platting shall be per the subdivision regulations.

III. SUPPORTING DOCUMENTS

- Exhibit A: Legal Description
- Exhibit B: Boundary Exhibit
- Exhibit C: Conceptual Site/Landscape Plan
- Exhibit D: Conceptual Landscape Renderings

SPUD-1667 Exhibit A – Legal Description

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28) and the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block One (1) of the Plat ANTON H. CLASSEN'S NORTH BROADWAY ADDITION recorded in Book PL3, Page 3, being more particularly described as follows: Beginning at the Northwest (NW) Corner of Lot 13 of said Block 1, said point being the POINT OF BEGINNING; THENCE North 89°42'25" East, along and with the North line of said Block 1, a distance of 460.00 feet to the Northeast (NE) Corner of Lot 1 of said Block 1; THENCE South 01°21'44" West, along and with the East line of said Block 1, a distance of 284.17 feet; THENCE South 89°42'25" West, departing said East line, a distance of 460.00 feet to a point on the West line of said Block 1; THENCE North 01°21'44" East, along and with the West line of said Block 1, a distance of 284.17 feet to the POINT OF BEGINNING.



**SPUD-1667
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Exhibit B
Boundary Exhibit

+/-3.00 acres



Johnson & Associates
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Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS
8/1/24



**SPUD-1667
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Exhibit C
Conceptual Site/Landscape Plan

+/-3.00 acres



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ENGINEERS SURVEYORS PLANNERS

9/3/24

Conceptual site plan showing feasible option
permitted under proposed rezoning

5/29-085



SPUD-1667

Exhibit D
Conceptual Landscape
Renderings

