

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1723

MASTER DESIGN STATEMENT FOR

N. Kelley Ave. & E. Hefner Rd.

February 27, 2025

April 4, 2025

April 10, 2025

PREPARED BY:

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SPUD-1723 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 **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:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage, and Distribution: Restricted

2. Maximum Building Height:

The maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

Signage shall be in accordance with the base zoning district regulations except that Off-premise and EMD signs shall be prohibited.

9. Access:

Access may be taken from NE 111th Street or from E Hefner Road via the existing shared access drive.

10. Sidewalks

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:

The existing building shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, architectural metal, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

2. Open Space:

Open space shall be in accordance with the 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 and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or 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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number 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.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, 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 shall 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 to meet the requirements specified above.

8. Drainage:

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

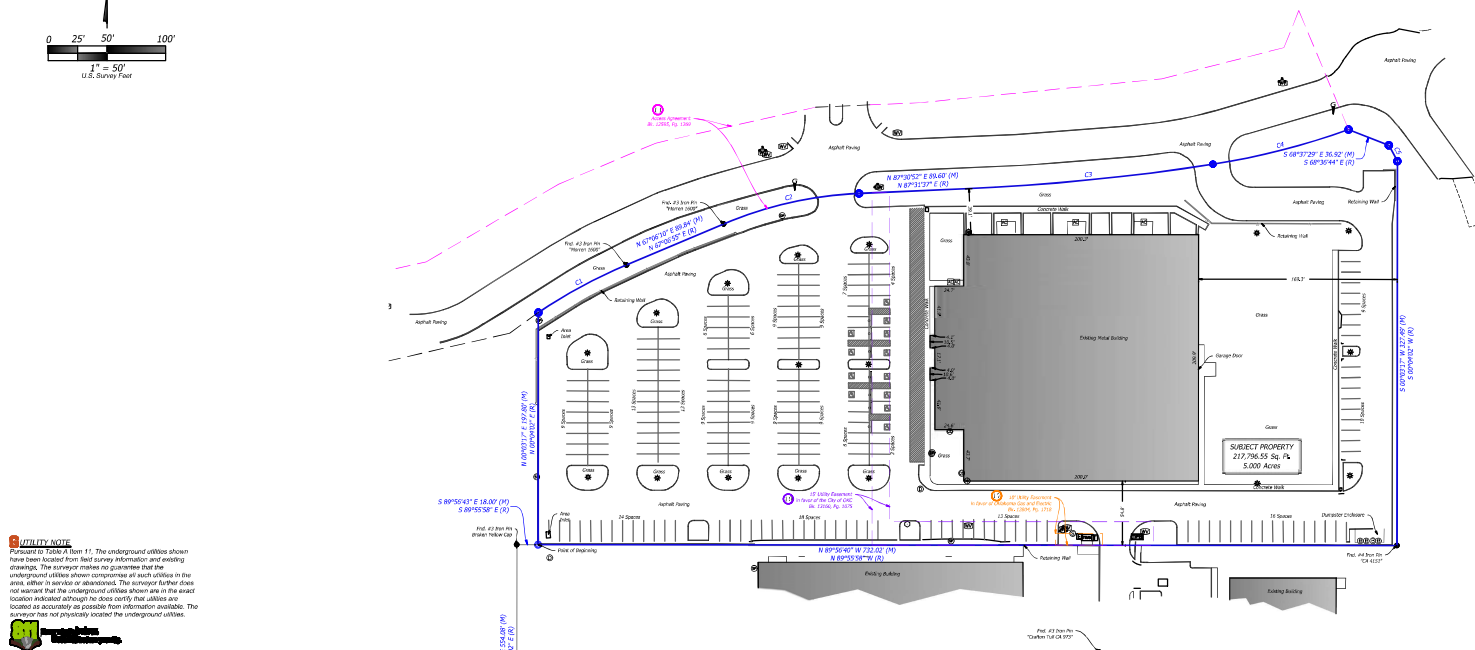
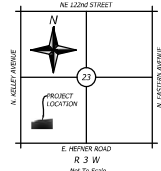
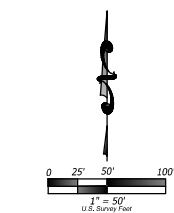
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1723 Exhibit A - Legal Description

A tract of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said SW $\frac{1}{4}$; THENCE South 89°55'58" East, along the South line of said SW $\frac{1}{4}$, a distance of 450.00 feet; THENCE North 00°04'02" East a distance of 50.00 feet to a point on the South right-of-way line of Hefner Road; THENCE North 00°04'02" East a distance of 554.08 feet; THENCE South 89°55'58" East a distance of 18.00 feet to the POINT OF BEGINNING; THENCE North 00°04'02" East a distance of 197.80 feet; THENCE along a curve to the right (having a radius of 444.15 feet and a chord bearing of North 61°35'48" East a distance of 85.43 feet) an arc distance of 85.56 feet; THENCE North 67°06'55" East a distance of 89.84 feet; THENCE along a curve to the right (having a radius of 333.53 feet and a chord bearing North 77°19'16" East a distance of 118.20 feet) an arc distance of 118.83 feet; THENCE North 87°31'37" East a distance of 89.60 feet; THENCE along a curve to the left (having a radius of 1930.44 feet and a chord bearing North 84°21'39" East a distance of 213.25 feet) an arc distance of 213.36 feet; THENCE along a curve to the left (having a radius of 618.86 feet and a chord bearing North 75°39'43" East a distance of 119.21 feet) an arc distance of 119.40 feet; THENCE South 68°36'44" East a distance of 36.92 feet; THENCE along a curve to the left (having a radius of 540.37 feet and a chord bearing South 28°20'36" East a distance of 15.41 feet) an arc distance of 15.41 feet; THENCE South 00°04'02" West a distance of 327.49 feet; THENCE North 89°55'58" West a distance of 732.00 feet to the POINT OF BEGINNING.



Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C1	85.56'	444.15'	011°02'15"	N 61°35'03"E	85.43'
C2	118.83'	333.53'	020°24'48"	N 77°18'34"E	118.20'
C3	213.36'	1920.44'	006°15'57"	N 84°20'54"E	213.25'
C4	119.40'	618.86'	011°03'16"	N 75°39'17"E	119.21'



POSSIBLE ENCROACHMENTS

△ No visible attachments were observed at time of this survey.

LEGAL DESCRIPTION

A tract of land in the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

A tract of land in the Southwest Quarter (SW/4) of Section Twenty-Three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; THENCE South 87°55'58" East, along the South line of said SW/4, a distance of 650.00 feet; THENCE North 00°04'02" East a distance of 50.00 feet to a point on the South right-of-way line of Helmer Road; THENCE North 00°04'02" East a distance of 254.00 feet; THENCE South 87°55'58" East a distance of 18.00 feet to the POINT OF BEGINNING; THENCE North 00°04'02" East a distance of 192.00 feet; THENCE along a curve to the right (having a radius of 444.15 feet and a chord bearing from North 61°35'48" East a distance of 85.43 feet) an arc distance of 85.56 feet; THENCE North 61°00'45" East a distance of 89.84 feet; THENCE along a curve to the left

(facing a radius of 3355.5 feet and a chord bearing N07°19'19"E East a distance of 118.20 feet) and an arc distance of 118.83 feet. THENCE North 87°31'37" East a distance of 86.60 feet. THENCE along a curve to the left (having a radius of 1930.44 feet and a chord bearing North 84°23'39" East a distance of 213.25 feet) an arc distance of 213.36 feet. THENCE along a curve to the left (having a radius of 618.88 feet and a chord bearing North 75°29'43" East a distance of 119.21 feet) an arc distance of 119.32 feet. THENCE along a curve to the left (having a radius of 30.62 feet. THENCE along a curve to the left (having a radius of 540.73 feet and a chord bearing N05°20'08"W West a distance of 15.41 feet) an arc distance of 15.41 feet. THENCE South 03°10'32"E West a distance of 327.69 feet. THENCE North 80°55'58"W West a distance of 732.00 feet to the POINT OF BEGINNING.

EASEMENT PARCELS

Easement estate as created by that certain Private Road Access Agreement, dated July 25, 2014, by and between OKC Sports Center, Inc., an Oklahoma corporation and Katelyn Holmes, LLC, an Oklahoma limited liability company, filed July 28, 2014, and recorded in Book 12390, Page 1269, over and across the following described tract or parcel of land:

A tract of land located in the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW $\frac{1}{4}$; THENCE North 00°01'11" West, along the West line of said SW $\frac{1}{4}$, a distance of 1065.81 feet to the POINT OF BEGINNING; THENCE North 00°01'11" West a distance of 710.53 feet; THENCE North 80°58'49" East a distance of 50.00 feet; THENCE South 80°28'38" East

[illegible]

Containing 217,796.56 Sq. Ft. or 5,000 Acres, more or less.

The property described herein is located completely within the property described in Fidelity National Title Insurance Company's Commitment No. 3022400134 dated April 23, 2024.

SCHEDULE B-II EXCEPTIONS

- 1 Night of Sleep in Honor of Oshunmila Material Case Company recorded in Bode 24, Page 488. **Does not affect subject property.**
 2 Payment in favor of Oshunmila Case and Electric Company, an Oshunmila corporation recorded in Bode 10717, Page 650. **Does not affect subject property.**
 3 Private Road Access Agreement by and between OKB Sports Center, Inc., an Oshunmila corporation and Realty, LLC recorded in Bode 12915, Pages 1289-1454. **Does not affect subject property.**
 4 Assignment and Assumption of Third Party Interests in favor of OME, Inc., an Oshunmila corporation recorded in Bode 12816, Pages 1408, Affected.
 5 Memorandum of Proceeds Real Estate Gathering, Transfer, and Disposed Agreement by and between Wilford Water Gathering, LLC, an Oshunmila limited liability company and Real Resources, LLC, a Delaware limited liability company recorded in Bode 12943, Page 10105. **Affected, as Oshunmila.**
 6 Oshunmila Corporation and Oshunmila Corporation, an Oshunmila corporation recorded in Bode 12943, Page 10105. **Affected, as Oshunmila property, not as a person.**
 7 Assignment in favor of the City of Oshunmila City, a single purpose corporation recorded in Bode 12596, Page 1869. **Does not affect subject property.**
 8 Assignment in favor of the City of Oshunmila City, a municipal corporation recorded in Bode 13100, Pages 1270, Affected subject property as **person**.

GENERAL NOTES

1. Pursuant to Table A Item 1, I, said respondent, have in my physical possession only, located within an area having a Zone Designation "X" by FEMA, on Flood Insurance Rate Map No. 49100C02010W, dated 12/18/2009.
2. The Property has direct access to Kallio Avenue (via an access easement); Kallio Avenue is a dedicated public highway.
3. Pursuant to Table A Item 2, the total number of staked parking spaces on the subject property is 210, including 12 designated handicap spaces.
4. Pursuant to Table A Item 16, There is no observed evidence of current street moving work, building construction or building additions.
5. Pursuant to Table A Item 17, There are no proposed changes or street right of way limits, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
6. There is no observed evidence of utility access as a side walkway, dump or sanitary landfill.
7. A street bearing the name 8th Street NW, is located on the South side of the subject property per Oklahoma State Plane Grid North was used as the basis of the bearing.
8. All units of measurements are US Survey Feet (GSA).

ALTA/NSPS LAND TITLE SURVEY

For
Lowe, LLC, an Oklahoma Limited Liability Company, OKC Sports Center, Inc. and Oklahoma Corporation and Fidelity National Title Insurance
Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 8, 9, 11, and 16 of Table A thereof. The field work was completed on 05/12/2024.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

Prepared By



May 16, 2024

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 849-6010 Email: troy@goldenls.com

Sheet 1 Of 1