

**APPROVED**

2-25-2025

BY THE CITY COUNCIL

*Angie H. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**SIMPLIFIED PLANNED UNIT DEVELOPMENT**  
**SPUD-1682**  
**MASTER DESIGN STATEMENT**

Revised October 14, 2024

**PREPARED BY:**

ELLIOTT ARCHITECTS  
*ROB ELLIOTT*  
*900 NW 6TH STREET*  
*OKLAHOMA CITY, OK,*  
*73106 405-272-0600*  
*rob@elliottarchitects.com*

## **SPUD-1682 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 **C-3, Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

#### **The following uses are not permitted:**

8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment  
8300.15 Automotive and Equipment: Automobile Dealerships and Malls  
8300.45 Gasoline Sales, Large  
8300.46 Gasoline Sales, Small: Restricted

**The following use shall be permitted only as an accessory use to the primary use of the property and shall not be located within 90 feet of the eastern SPUD boundary:**

8350.8: Light Industrial

2. **Maximum Building Height:** The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:** Per Code.
4. **Maximum Number of Buildings:** Per Code.
5. **Building Setback Lines:** The building setbacks of the existing structures shall be deemed to conform with applicable regulations. In the event of a new structure, the base zoning requirements for building setbacks shall apply.
6. **Sight-proof Screening:** No less than a six-foot and no greater than a eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood or any combination thereof and shall be solid and opaque. Barbed wire fencing is not allowed.
7. **Landscaping:** In the event of a new structure, landscaping 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:** Freestanding signs shall be per Code, except the no new pole signs will be allowed.
  - 8.2 **Attached signs:** Attached signs shall be per Code.
  - 8.3 **Off-Premise Signs:** Off-premise signs/billboards are not allowed.
  - 8.4 **Electronic Message Display signs:** No new EMD signs are allowed.
9. **Access:** One (1) access drive from North May Avenue will be allowed, and one access drive from Northwest 34<sup>th</sup> Street will be allowed.
10. **Sidewalks:** Sidewalks are available along North May Avenue. In the event the site is redeveloped, sidewalks will be installed along NW 34<sup>th</sup> streets, subject to the policies and procedures of the Public Works Department and ADA requirements.

## II. Other Development Regulations:

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry, decorative concrete masonry units, or architectural metal; and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; pre-finished metal roofing or composition shingle roof shall be allowed with a minimum 6:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if re-modeled, shall conform to the architecture regulations of this SPUD.
2. **Open Space:** NA
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 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. Maneuvering within the right-of-way from approved parking spaces on NW 34<sup>th</sup> street is permitted.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD 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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A part of Block One (1), more particularly described as follows: to-wit: Beginning at the Northwest corner of said Block One (1) ; Thence East along the North line of said Block One (1) a distance of 142.03 feet; Thence North  $82^{\circ}38'00''$  East along the North line of said Block One (1) a distance of 159.28 feet to the Northeast corner of said Block One (1); Thence South along the East line of said Block One (1) a distance of 76.09 feet; Thence South  $77^{\circ}00'00''$  West a distance of 152.61 feet; Thence West a distance of 151.30 feet to a point on the West line of said Block One (1); Thence North along the West line of said Block One (1) a distance of 90 feet to the point or place of beginning, all being in STEVE PENNINGTON'S 3RD ADDITION, a subdivision in Oklahoma County, according to the recorded plat thereof, situated in Oklahoma County, State of Oklahoma.

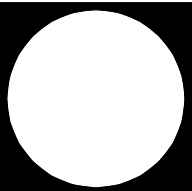
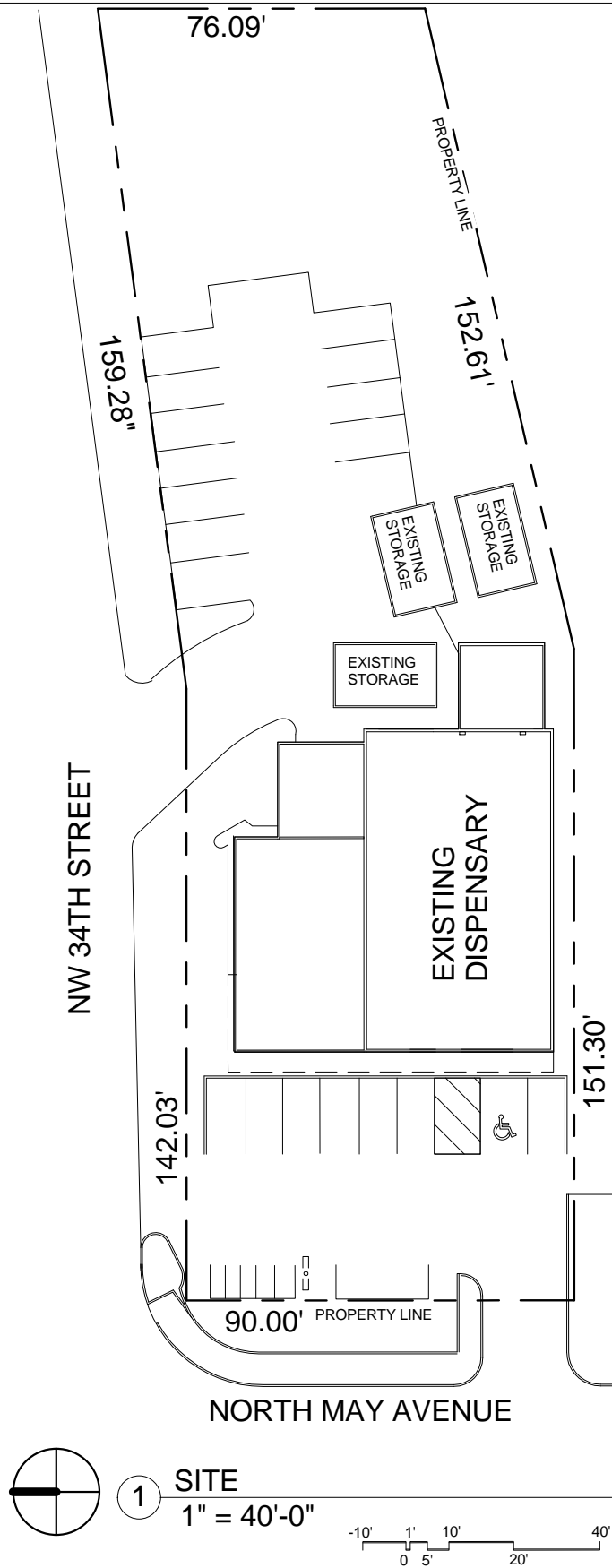


Exhibit B

MASTER DEVELOPMENT SITE PLAN

Elliott Architects Inc. 900 N.W. 6th Street Oklahoma City, Oklahoma 73106  
Phone: (405) 272.0600 Email: create@elliottarchitects.com

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