

**APPROVED**

5-21-2024

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1610**

**MASTER DESIGN STATEMENT**

**1140 SW 104<sup>th</sup> Street**

**March 15, 2024**

**PREPARED BY:**

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# **SPUD-1610 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 **O-1 Limited Office 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 Offices (8300.1)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32), further limited to a spa and ancillary wellness uses.
- Library Services and Community Centers (8250.11)

- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: Restricted (8300.53)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services (8300.63), ancillary to spa and office uses. Medical Marijuana Sales and Alcoholic Beverage Retail Sales uses shall be prohibited.

**2. Maximum Building Height:**

The maximum height of any building shall be per the O-1 Limited Office District regulations. The existing building shall be deemed in conformance.

**3. Maximum Building Size:**

The maximum building size within this SPUD shall be 3,500 square feet. The existing building shall be deemed in conformance.

**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:**

North (SW 104<sup>th</sup> St): 25 feet  
 East: 15 feet  
 South: 15 feet  
 West: 15 feet

The existing building shall be deemed in conformance with this SPUD.

**6. Sight-proof Screening:**

No less than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

**7. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of redevelopment. The existing site shall be deemed in conformance.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Freestanding signage shall be in accordance with the O-1 Limited Office District regulations.

The existing monument sign along SW 104<sup>th</sup> St shall be permitted.

**8.2 Attached Signs**

Attached signs shall be in accordance with the O-1 Limited Office 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 South Winston Way via a maximum of one (1) private drive. The existing drive shall be permitted and count towards this requirement.

**10. Sidewalks:**

If the site is redeveloped, five-foot sidewalks shall be constructed on SW 104<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, 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. The existing building shall be deemed in conformance.

**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.

The existing site lighting shall be deemed in conformance with this SPUD.

**5. Dumpsters:**

If the site is redeveloped, 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 30 feet from the south boundary of the SPUD.

Dumpsters shall be screened.

**6. Parking:**

The design and number 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.

The existing twenty-six (26) parking spaces shall be deemed in conformance with this SPUD and shall meet the parking requirements for all uses within this SPUD.

**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 requirements shall be per the Oklahoma City Subdivision Regulations.

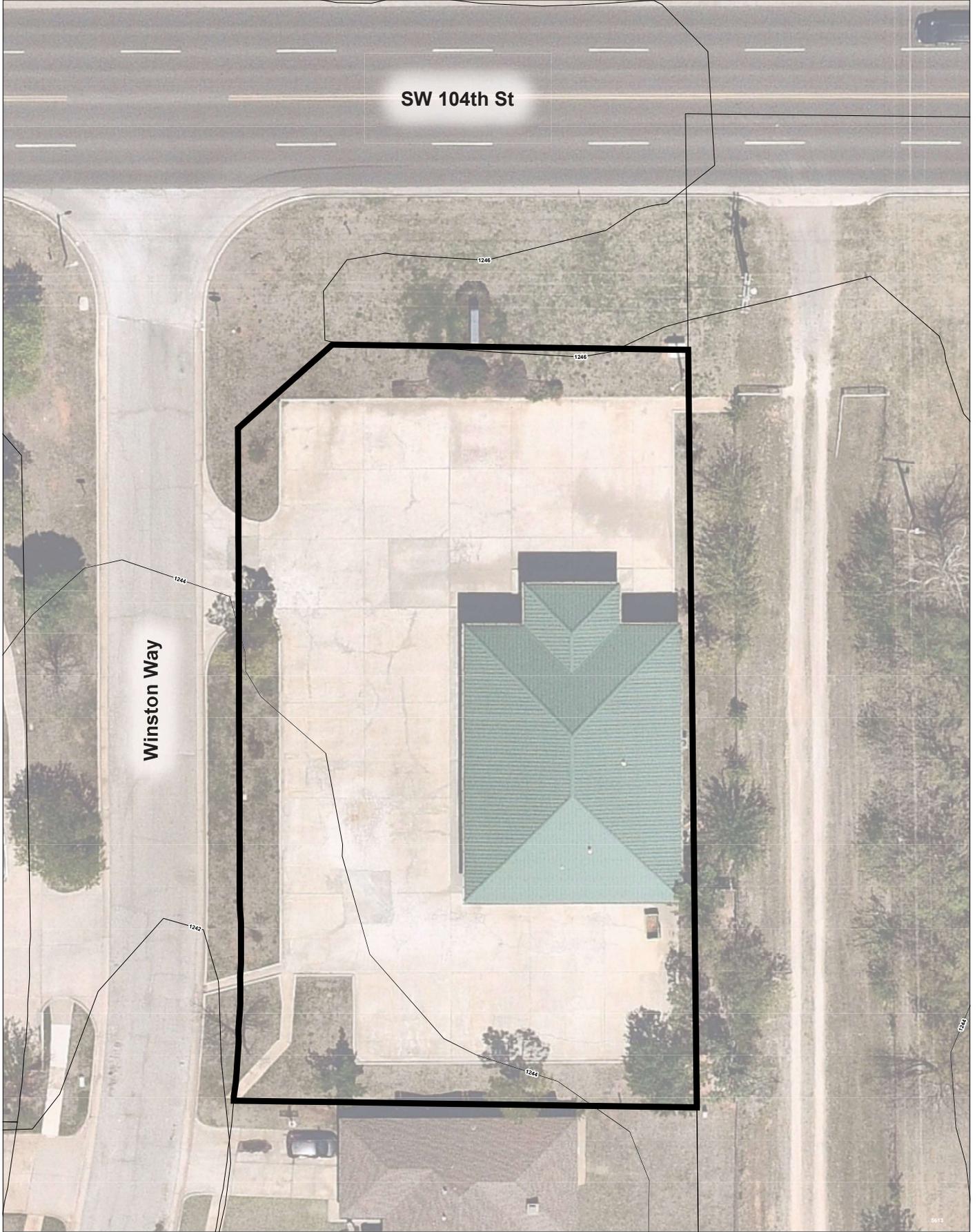
**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1610 Exhibit A – Legal Description

Lot Fifty-Four (54) in Block Four (4), of LAKEWOOD TERRACE, to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.



SW 104th St

Winston Way

**SPUD-1610**  
**1140 SW 104th Street**

Exhibit B  
Site Plan



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ENGINEERS SURVEYORS PLANNERS

8/30/23

