

APPROVED

8-16-2022

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1432
MASTER DESIGN STATEMENT

May 11, 2022
(June 28, 2022)

SPUD-1432 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
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.15 Automotive and Equipment: Heavy Repairs, Heavy Equipment
- 8300.22 Bingo Parlors
- 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
8250.5	Cultural Exhibits
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
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.49	Lodging Accommodations: Bed and Breakfast
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8250.16	Murals
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
8200.14	Single-family Residential
8200.13	Senior Independent Living

The following use is permitted within the SPUD, and cars for sale may be displayed within the north 100 feet of the SPUD boundary:

8300.18 Automotive and Equipment: Automobile Dealerships and Malls

The following uses are permitted within the south 100 feet of the SPUD boundary provided they are screened from view per Code:

8300.21 Automotive and Equipment: Storage

8300.54 Outdoor Sales and Display, and Outdoor Storage

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** 6,000 square feet
4. **Maximum Number of Buildings:** Two primary buildings

5. **Building Setback Lines**

Front Yard:	20 feet (north)
Rear Yard:	15 feet (south)
Side Yard:	5 feet (east)
Corner Side Yard:	10 feet (west)

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 parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs:** No freestanding signs will be allowed. Attached signs are permitted per Code. Electronic Messaging Display (EMD) signs are prohibited.
9. **Access:** One driveway per street frontage is permitted.
10. **Sidewalks:** Sidewalks are existing along NW 10th Street. No new sidewalks are required.

II. **Other Development Regulations:**

1. **Architecture:** Buildings facing NW 10th Street, exclusive of windows and doors, shall be brick, brick veneer, rock, concrete, stucco, concrete-board, or stone masonry. Metal and architectural metal is allowed on the east, west and south facades.
2. **Open Space:** Per base regulations
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. To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.
5. **Dumpsters:** Dumpsters shall be located at least 50 feet from an existing home and 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.
6. **Parking:** A minimum of 6 parking spaces shall be provided for the auto repair and the office use. Parking for other uses shall be per Code. In addition to the required parking, parking for vehicles offered for sale shall be permitted within the north 100 feet of the site. Parking for vehicles awaiting repair shall only be located within the south 100 feet of the site, behind a building, and screened from view.

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

III. Supporting Documents

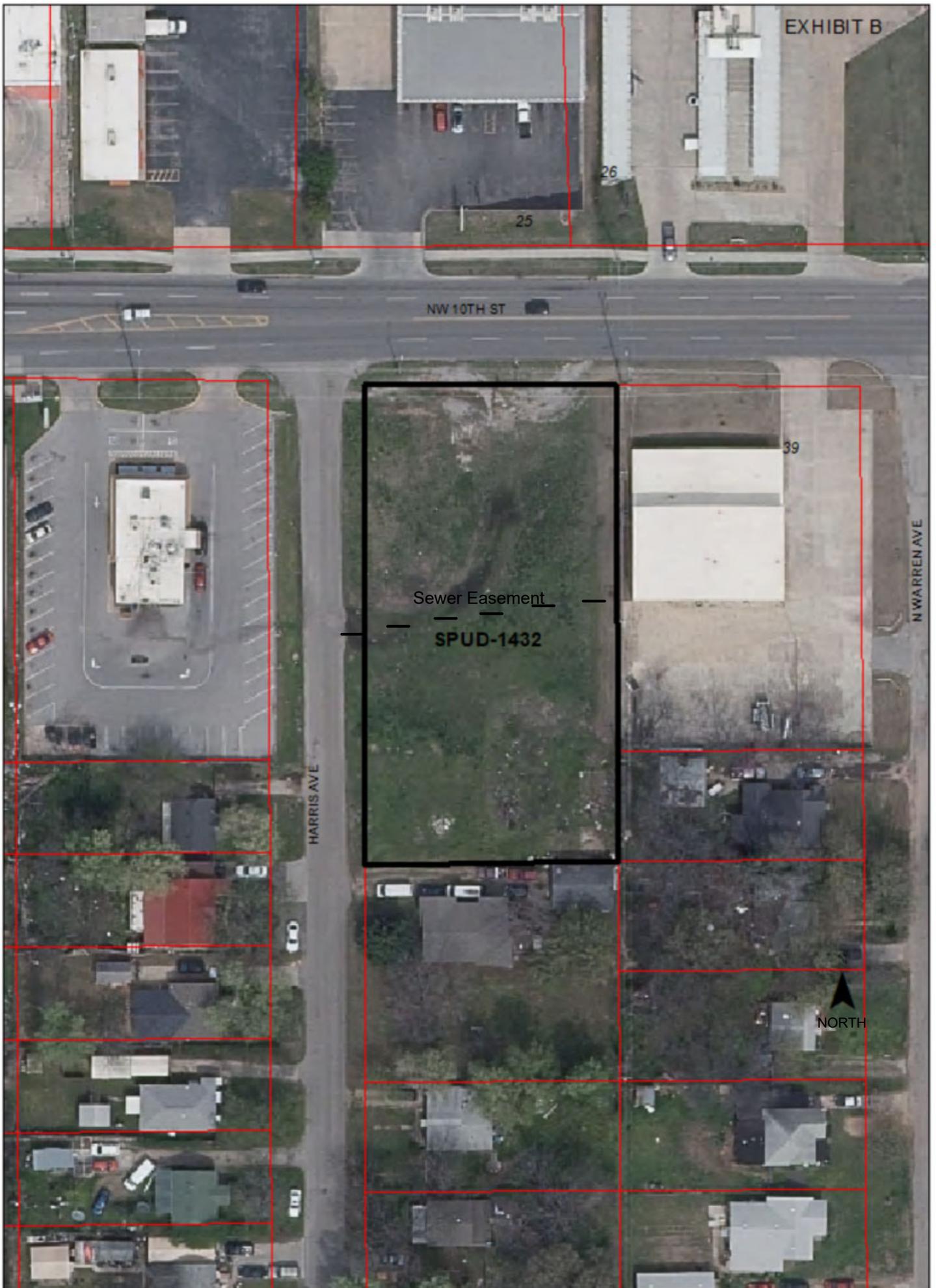
Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A
SPUD-1432
Legal Description

A part of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 360 feet East and 33 feet South of the Northwest corner of Northwest Quarter (NW/4) of Section 35; thence South and parallel with the West line of said Section 35, 260 feet; thence East and parallel with the North line of said Quarter Section 135 feet; thence North and parallel to the West line of said Quarter Section 260 feet; thence West and parallel with the North line of said Quarter Section 135 feet to the point of beginning.

EXHIBIT B



NW 10TH ST

HARRIS AVE

N WARREN AVE

Sewer Easement
SPUD-1432

NORTH