

**APPROVED**

1-30-2024

BY THE CITY COUNCIL  
*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1579**  
**MASTER DESIGN STATEMENT FOR**  
**16501 Network Ave.**

**October 30, 2023**  
**December 18, 2023**

**PREPARED BY:**

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## **SPUD-1579 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
8300.5	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
8300.18	Automotive and Equipment: Automobile Dealerships and Malls
8300.21	Automotive and Equipment: Storage [to permit overnight parking of recreational vehicles]
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Childcare Centers
8300.29	Communication 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
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
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
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.51	Lodging Accommodations: Commercial Lodging
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
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living
8300.69	Spectator Sports and Entertainment: Restricted

**2. Maximum Building Height:**

The existing building height shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The existing building size shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The two (2) existing buildings shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

The existing building setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

Sight-proof screening shall be required along the west side of the property where adjacent to residential uses.

**7. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform for applicable regulations. In the event of a new structure, 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:**

**8.1 Freestanding Accessory Signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations.

The proposed freestanding sign illustrated in Exhibit "C" shall be permitted within this SPUD.

**8.2 Attached Signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. The proposed attached sign illustrated in Exhibit "C" shall be permitted within this SPUD.

**8.3 Non-Accessory Signs**

Non-Accessory signs are prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access shall be taken from two (2) access drives off of Network Ave.

**10. Sidewalks**

The existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations.



## **II. Other Development Regulations:**

### **1. Architecture:**

The existing architecture 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 additional main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, 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. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

The existing open space shall be permitted to remain and deemed to conform to applicable regulations.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

The existing site lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 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 B1: Site Plan

Exhibit B2: Site from ROW

Exhibit C: Signage

## SPUD-1579 Exhibit A – Legal Description

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows: All of Lot One (1) and the South 11.67 feet of Lot Two (2) in Block Two (2) of Bluff Creek Canyon, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof: Being more particularly described as follows: Commencing at the Southeast Corner of said Section 35; Thence S 89°59'46" W a distance of 1323.64 feet; Thence N 00°04'47" W a distance of 70.00 feet to the point of beginning; Thence from said point of beginning continuing N 00°04'47" W a distance of 111.67 feet; Thence N 89°59'4" E a distance of 169.82 feet; Thence S 00°00'14" E a distance of 86.67 feet; Thence S 44°59'46" W a distance of 35.36 feet; Thence S 89°59'45" W a distance of 144.66 feet to the point of beginning. **AND** A tract of land in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and more particularly described as follows: All of Lot Two (2) LESS AND EXCEPT the South 11.67 feet of Lot Two (2) in Block Two (2) of Bluff Creek Canyon, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Exhibit B-1





Exhibit B-2



Exterior | Approach



Illuminated Fascia Band  
approx. 4'-0"h x 38'-6"w [Field  
Verify]

Illuminated Fascia Band  
approx. 4'-0"h x 50'-0"w [Field  
Verify]

Horizontal Monument 3'-2 3/8"h x  
15'-0"w (47.97sqft)



Tradedress Rendering

Date: 12/12/2023 Artist: Bowers  
Group: 51 Specialist: Bible  
Branch #s: XX Job #: BI2830  
Location: Edmond, OK Type: HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Satin)
-		Dark Beige	SW 7038 -Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
-		Black	SW 6258 -Tricorn Black (building accents)
-		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
-		Enterprise Green	Please Contact Marketing For Details

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

ENTERPRISE MULLION COLORS			
-		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D