

APPROVED

1-16-2024

BY THE CITY COUNCIL

Wm. H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1580
MASTER DESIGN STATEMENT

October 24, 2023
Revised November 15, 2023

PREPARED BY:

Chrisscott, LP
Marshall Homra
5623 N. Western Avenue, Suite. B
Oklahoma City, OK 73118
Office: (405) 842-3630
Cell: (731) 444-2060
marshallhomra@gmail.com

SPUD-1580 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 development regulations of the **I-1 Light Industrial 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:

- Medical Services General (8300.52)
- Medical Services Restricted (8300.53)
- Administrative and Professional Office (8300.1)
- Wholesaling, Storage, & Distribution: Restricted (8350.16)

2. **Maximum Building Height:** The maximum building height shall be two stories.

3. **Maximum Building Size:** Per ordinance.

4. **Maximum Number of Buildings:** There shall only be one building allowed on this site.

5. **Building Setback Lines**

Front Yard: 25 ft.

Rear Yard: none

West Yard: none

East Yard: none

6. **Sight-Proof Screening:** N/A

7. **Landscaping:** Except as otherwise provided herein, landscaping shall meet all requirements of the City of Oklahoma city's Landscaping Ordinance in place at the time of development.

Street frontage trees will not be required.

8. **Signs:**

8.1 Freestanding Signs: One freestanding accessory sign shall be allowed within this SPUD and shall be a ground (monument) sign with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The sign shall be covered with a material consistent with the building it serves. No accessory pole signs will be allowed.

8.2 Attached Signs: Attached signs shall be per the base district.

8.3 Electronic Message Display: EMD signs shall not be allowed.

8.4 Non-Accessory signage shall be limited to the current billboard on the site. No new billboards/non-accessory signs shall be permitted.

9. **Access:** There shall be one access point along the north boundary from NW 63d. Street.

II. **Other Development Regulations:**

1. **Architecture:** Exterior building wall finish shall consist of a maximum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, glass and/or wood or other similar

type. Building finished with EIFS (Exterior Insulation Finish System) material shall be permitted.

2. Open Space: N/A

3. Street Improvements: N/A

4. Other:

Along the NW 63rd Street frontage, two required parking spaces are permitted to encroach the right-of-way.

The internal two-way access drive along the east boundary of the property shall have a width of twelve (12) feet.

A minimum of five (5) parking spaces shall be provided, which is deemed to satisfy the parking requirements for the uses proposed.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Building Appearance

Exhibit D: Aerial Map Photo

EXHIBIT A

LEGAL DESCRIPTION

Lots Three (3) and Four (4), Block (4), BELLE VIEW ADDITION to Oklahoma City,
Oklahoma County, Oklahoma

EXHIBIT B

SITE PLAN

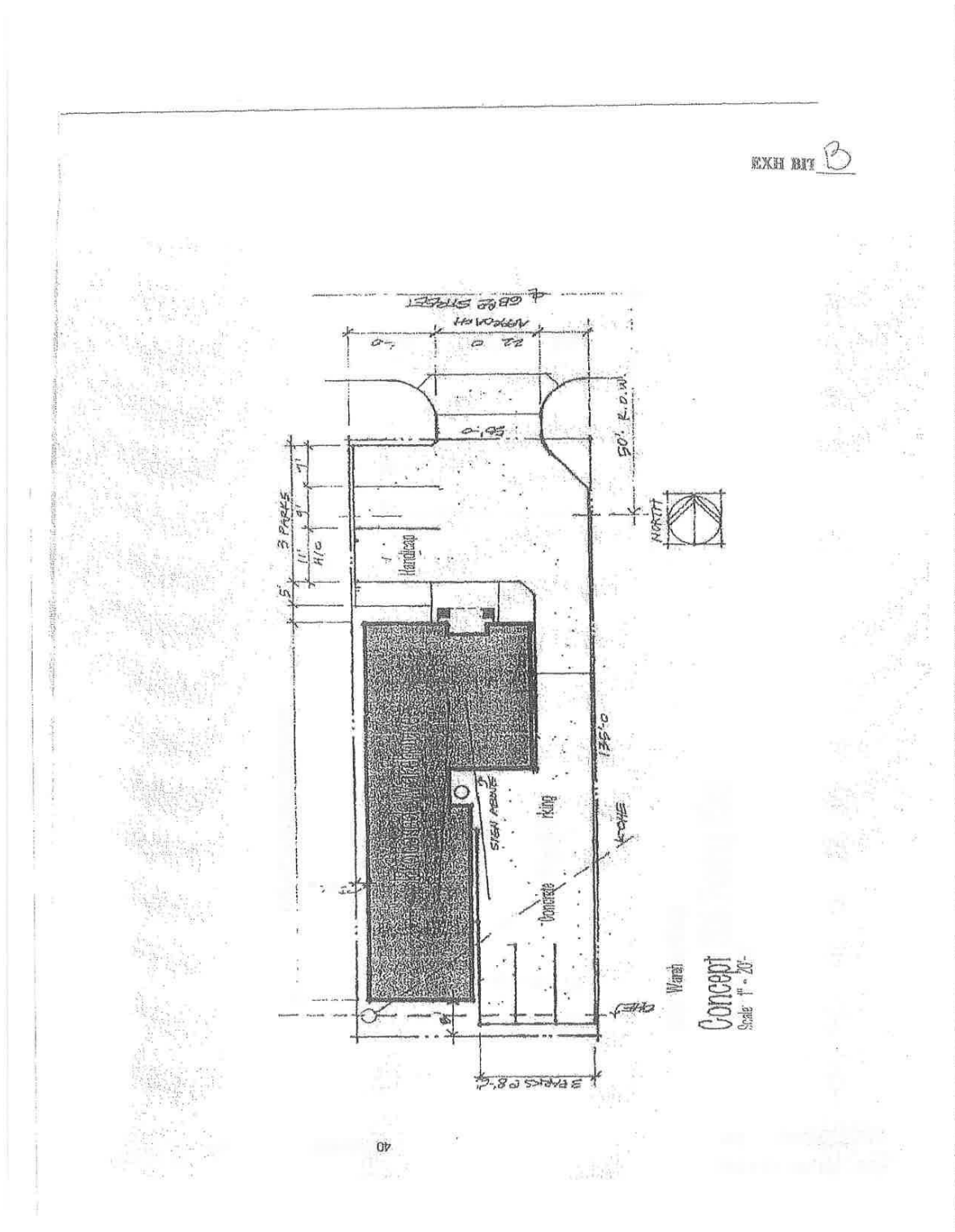


EXHIBIT C
BUILDING APPEARANCE

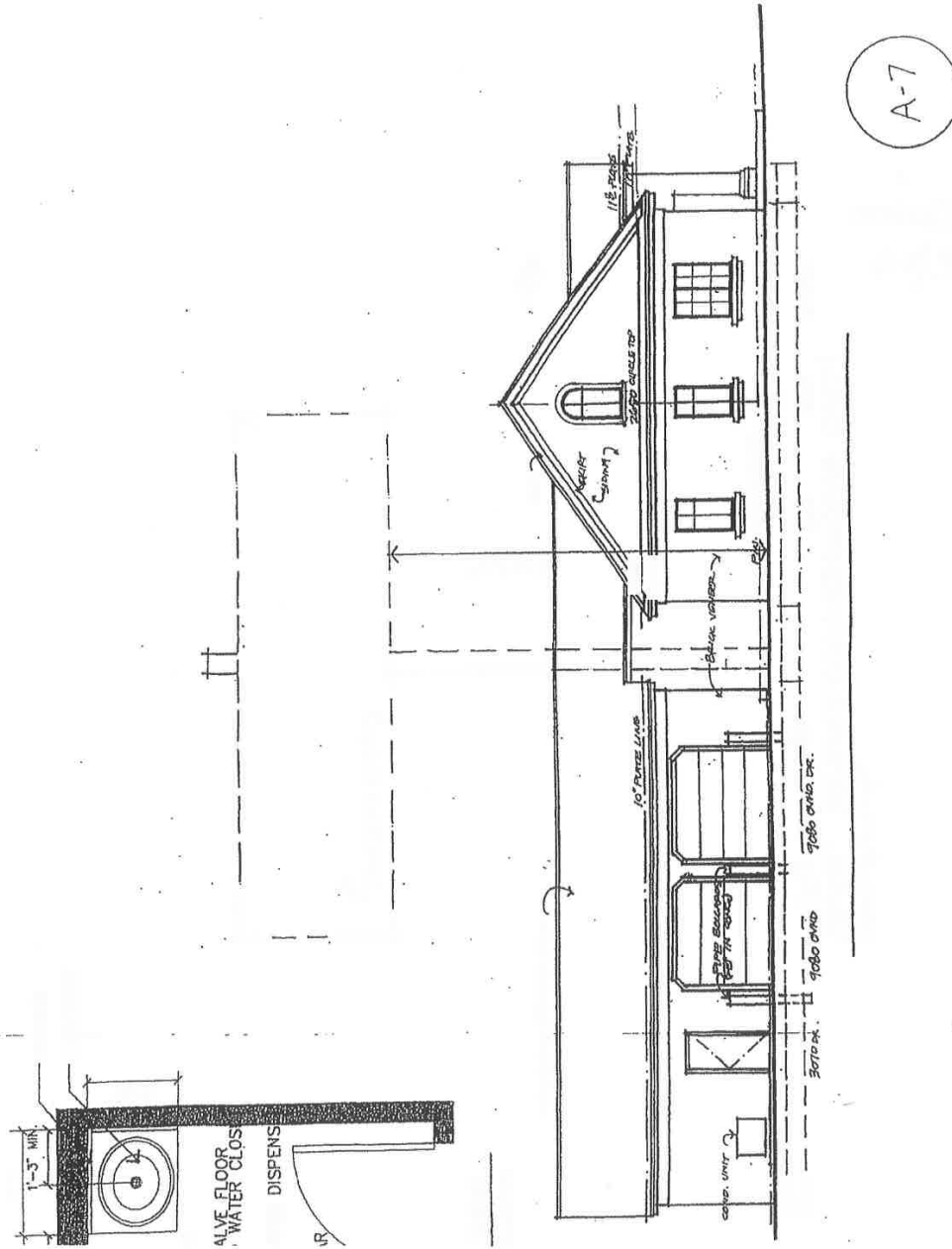


EXHIBIT D

AERIAL MAP PHOTO

