

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

5921 S. Walker Avenue
Oklahoma City, OK

Gonzalo Rodriguez and Alejandra Rocha

Owners

SPUD-1435

MASTER DESIGN STATEMENT

June 2, 2022
Amended July 21, 2022

PREPARED BY:

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SPUD-1434 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 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 Personal Unit Development. For purpose 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 reference 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 provision 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 of the permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD shall prevail and be controlling.

INTRODUCTION

This Simplified Planned Unit Development ("SPUD") is being submitted for the purpose of maintaining a food truck for outdoor sales on the property at 5921 S. Walker Avenue, Oklahoma City, Oklahoma. The site is at the northwest corner of S.W. 59th Street and South Walker Avenue. There is an existing tire and automotive repair shop currently on site.

1. This site will be developed in accordance with the regulations of the **C-1 Neighborhood Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to those permitted in the C-1 District, the following uses will also be permitted on this site:

- 8300.54 – *Outdoor sales and display, and outdoor & storage (specifically limited to a food truck)*
 - a) *Generators for the use of the food truck are prohibited.*

- b) Hours of operation are restricted to: 6 a.m. to 10 p.m.*
- c) Restricted to one food truck on-site at a time.*

- *8300.14. Automotive and Equipment: Cleaning and Repairs, Light Equipment*

2. Maximum Building Height

The maximum building height will be that allowed under C-1 zoning.

3. Maximum Building Size

The existing structures shall remain and deemed in conformed with this SPUD: There is currently a structure operating as a tire and automobile repair shop that is 1797 square feet with an unfinished storage building on the property which is 800 square feet. There are also two (2) canopies: one which is 1180 square feet and one which is 625 square feet. The food truck would not exceed 8 ½ x 30 feet in size.

4. Maximum Number of Buildings

The existing structures shall remain on the property and only one (1) additional food truck would be allowed at any one time on the property. Should the buildings be removed or demolished, new development shall be per the base zone regulations in effect at the time of development.

5. Building Set Back Lines

The current building setbacks shall be deemed to conform. In the event of redevelopment, setbacks shall be per Code.

6. Sight-proof Screening

There is currently sight-proof screening existing between the proposed site and the adjacent property. No new screening is required.

7. Landscaping

There will be no change to the current landscaping. Should the site be redeveloped, landscaping will be provided per the regulations in place at the time of development.

8. Signs

1. There is currently signage on the existing structure. New signs shall be per the C-1 base zone except that EMD signs and billboards are not permitted. One A-frame, sandwich or springer sign with no more than 8 square feet of display area per side is permitted for the food truck use. Signs may not be placed in the right-of-way.

9. Access

There are currently four (4) curb cuts for access. Two (2) on S.W. 59th Street and two (2) on South Walker Avenue. These will remain. In the event the site is redeveloped, access shall be per the regulations in effect at the time of development.

10. Sidewalks

There are existing sidewalks that will remain on the property.

II. OTHER DEVELOPMENT REGULATIONS

1. Architecture

The current architecture will remain and a food truck not to exceed 8 ½ by 30 feet will be onsite.

2. Open Space

Current open space will remain the same.

3. Street Improvements

No street improvements are required.

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 are provided per C-1 Neighborhood Commercial District.

6. Parking

Parking will be provided per Code.

7. Maintenance

Maintenance of all common areas and amenities shall be the responsibility of the owners of said property.

8. Drainage

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for SPUDS, provided the SPUD is developed with drainage areas confined to common areas or private drainage easements. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

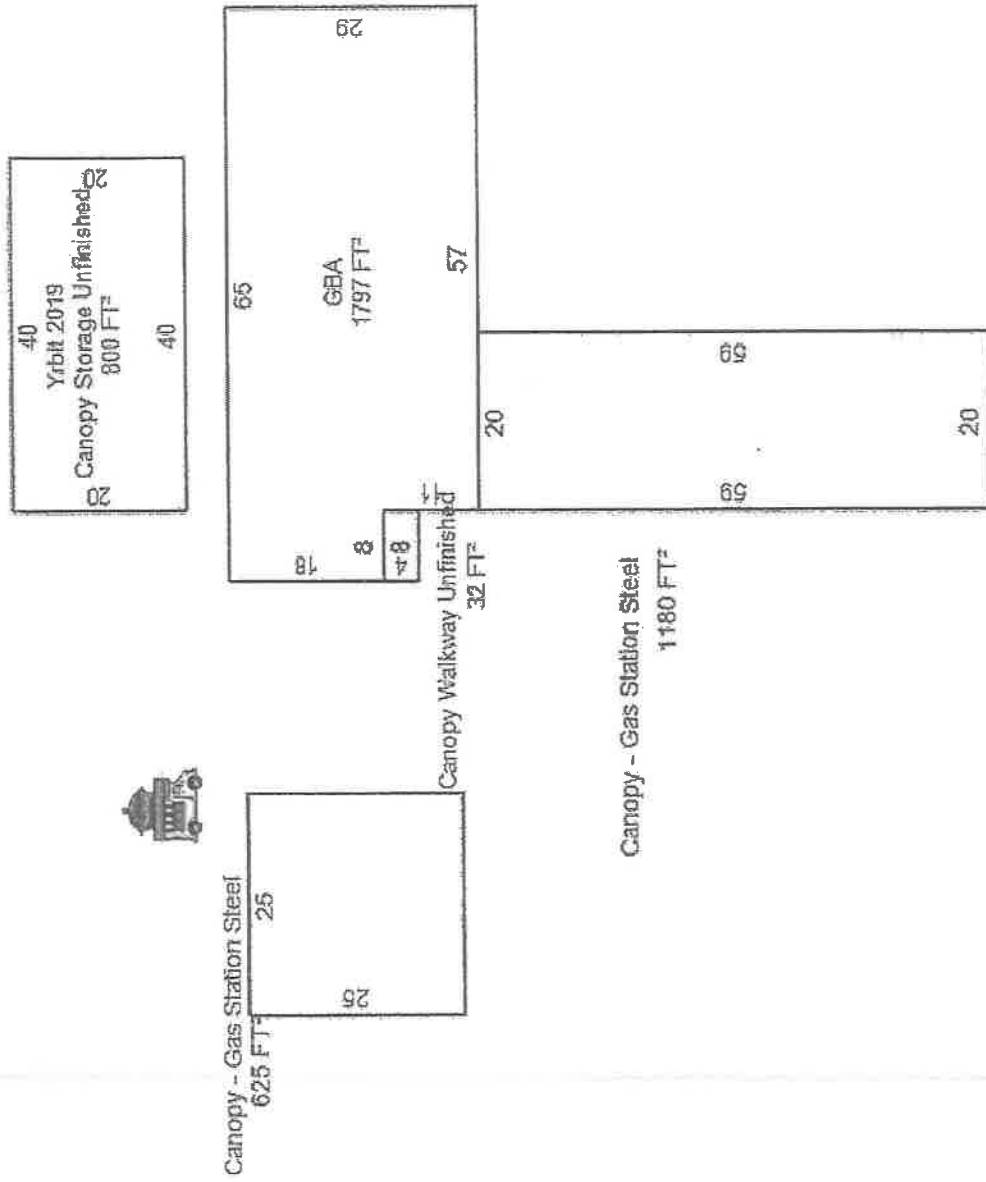
Exhibit B: Site Plan

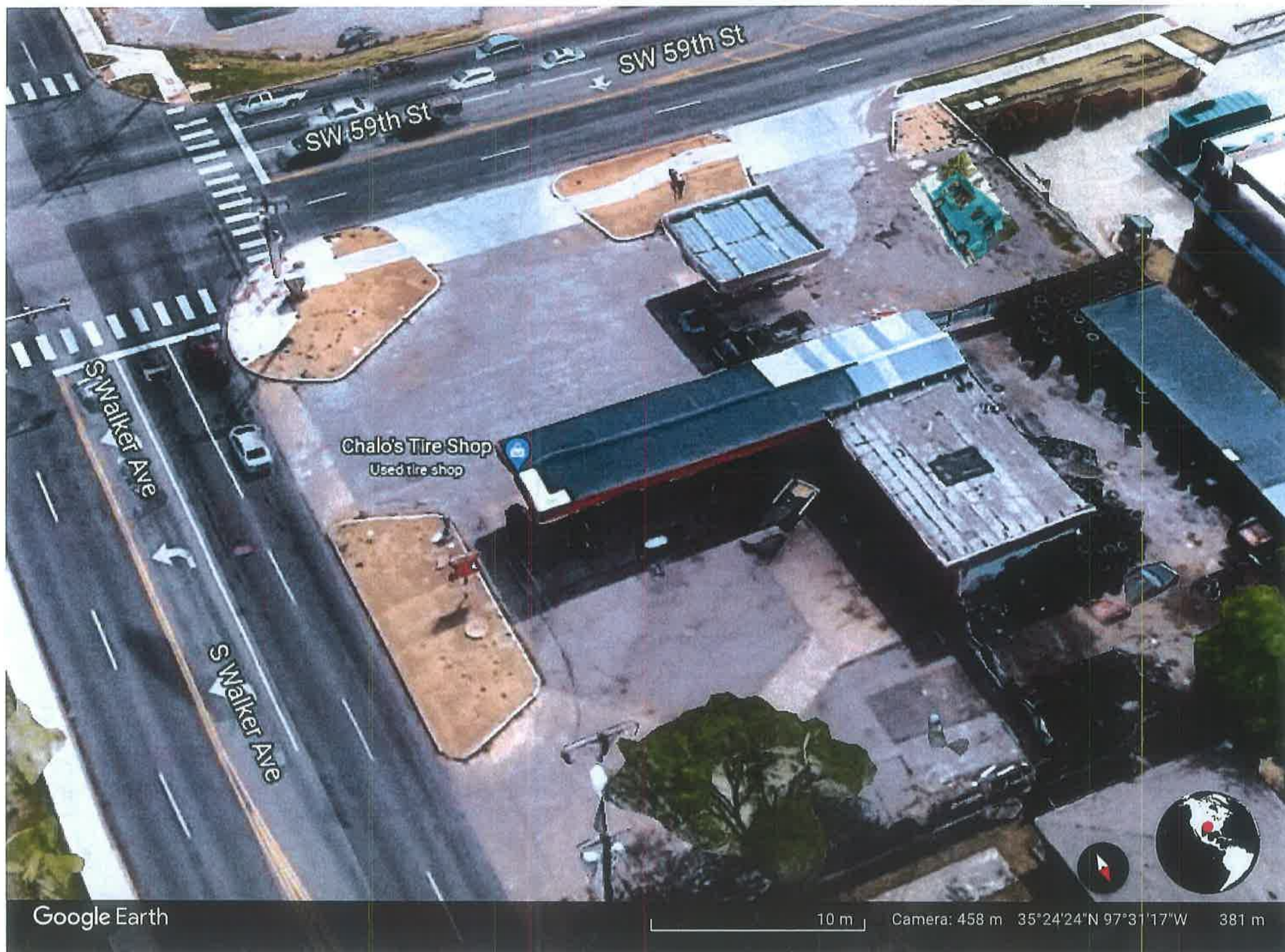
Exhibit C: Aerial image of existing structures

EXHIBIT A
SPUD-1434
Legal Description

A part of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 33 feet North and 30 feet West of the Southeast corner of said Southwest Quarter (SW/4); said point being a 3/8 inch iron pin; thence North 00°00'00" East, parallel to and 30 feet West of the East line of said Southwest Quarter (SW/4) a distance of 198.00 feet to a 3/8 inch iron pin; thence North 89°51'00" West, parallel to and 231 feet North of the South line of said Southwest Quarter (SW/4) a distance of 174.30 feet to a 3/8 inch iron pin; thence South 00°00'00" West, parallel to and 204.30 feet West of the East line of said Southwest Quarter (SW/4) a distance of 198.00 feet to a point of 33 feet North of the South line of said Southwest Quarter (SW/4), said point being a 3/8 inch iron pin; thence South 89°51'00" East, parallel to and 33 feet North of the South line of said Southwest Quarter (SW/4), a distance of 174.30 feet to the point of beginning.





Google Earth

10 m

Camera: 458 m 35°24'24"N 97°31'17"W 381 m