

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1690**  
**MASTER DESIGN STATEMENT FOR**  
**SW 23<sup>rd</sup> St. & S. Portland Ave**

**October 29, 2024**  
**December 12, 2024**

**PREPARED BY:**

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## **SPUD-1690 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
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.21	Automotive and Equipment: Storage
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
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
8350.16	Wholesaling, Storage, and Distribution: Restricted

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of building shall be in accordance with the base zoning district.

**5. Building Setback Lines:**

North:	20 feet
South:	20 feet
East:	15 feet
West:	15 feet

**6. Sight-Proof Screening:**

No less than a six-foot and no greater than an eight-foot-high fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, and shall be solid and opaque.

**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:**

**8.1 Freestanding On-Premise Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Off-Premise Signs**

Non-accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall be prohibited.

**9. Access:**

Access may be taken from S. Portland Ave. A maximum of two (2) driveways shall be permitted onto S. Portland Ave. within this SPUD.

**10. Sidewalks**

Sidewalks shall be constructed along South Portland Ave. in accordance with the City of Oklahoma City Municipal Code and ADA requirements.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, architectural metal, 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 concrete block buildings shall not be permitted.

**2. Open Space:**

Open space shall be per the base zoning district 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.

**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 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 B: Conceptual Site Plan

**Exhibit A**  
**Legal Description**

**DESCRIPTION TRACT "A"**

A 0.91 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S89°49'05"W, WITH THE NORTHERLY LINE OF SAID SE/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.33 FEET; THENCE S89°09'18"W A DISTANCE OF 192.92 FEET; THENCE N00°16'38"W A DISTANCE OF 205.56 FEET TO THE AFOREMENTIONED NORTHERLY LINE; THENCE N89°49'05"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 192.97 FEET TO THE POINT OF BEGINNING CONTAINING 39,445 SQUARE FEET OR 0.91 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

THIS DESCRIPTION WAS PREPARED BY LEE ALLEN SCHROEDER, OKLAHOMA PLS 1502 ON OCTOBER 22, 2024.

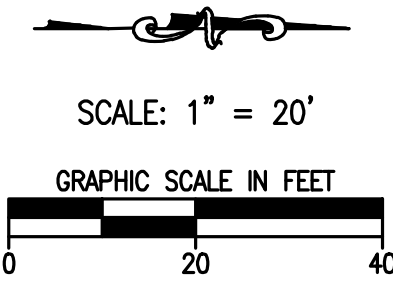
**DESCRIPTION TRACT "B"**

A 0.90 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT BEING WHOLLY CONTAINED IN THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 14807, PAGE 150 OF THE DEED RECORDS OF SAID OKLAHOMA COUNTY; SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

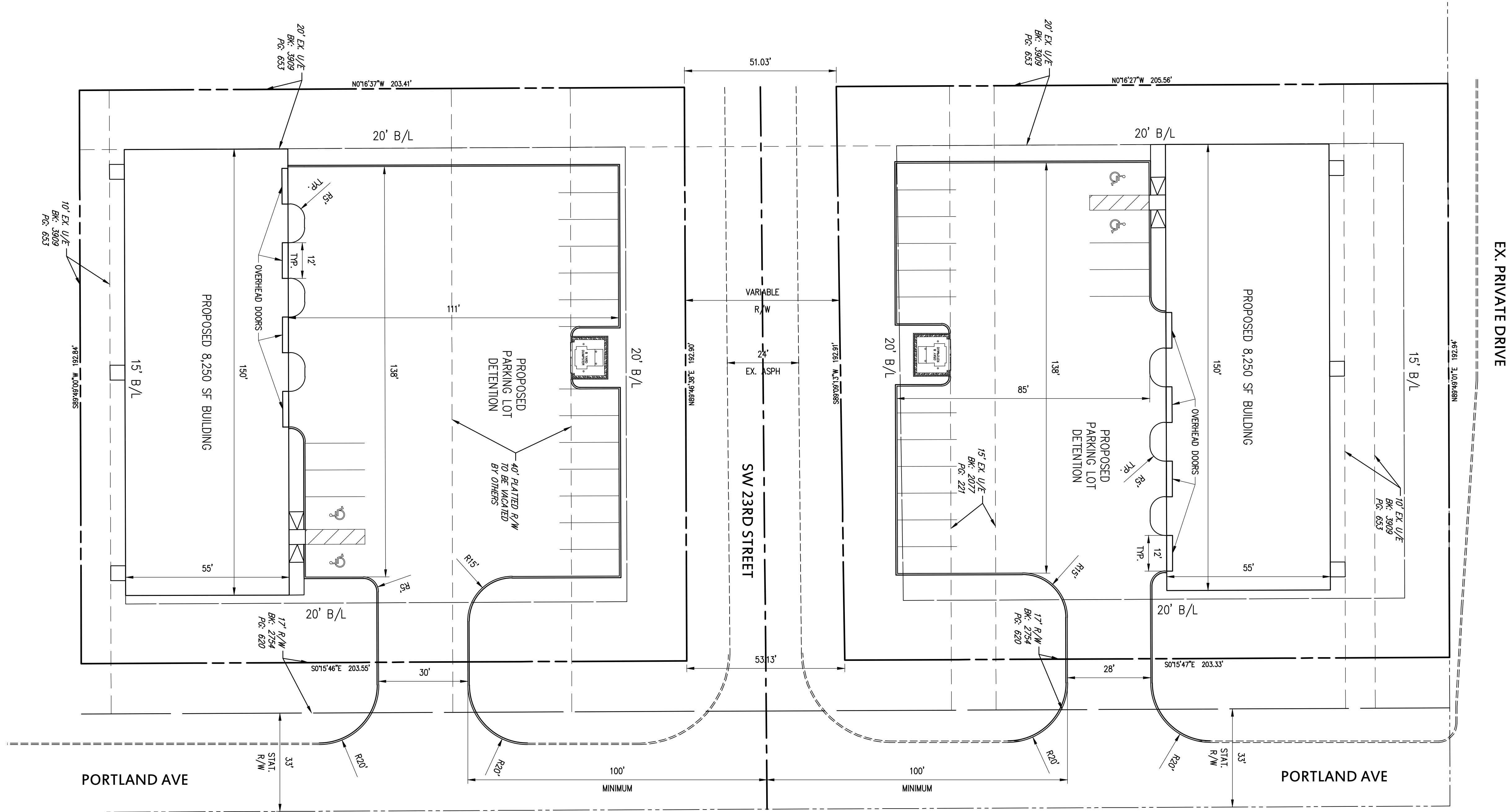
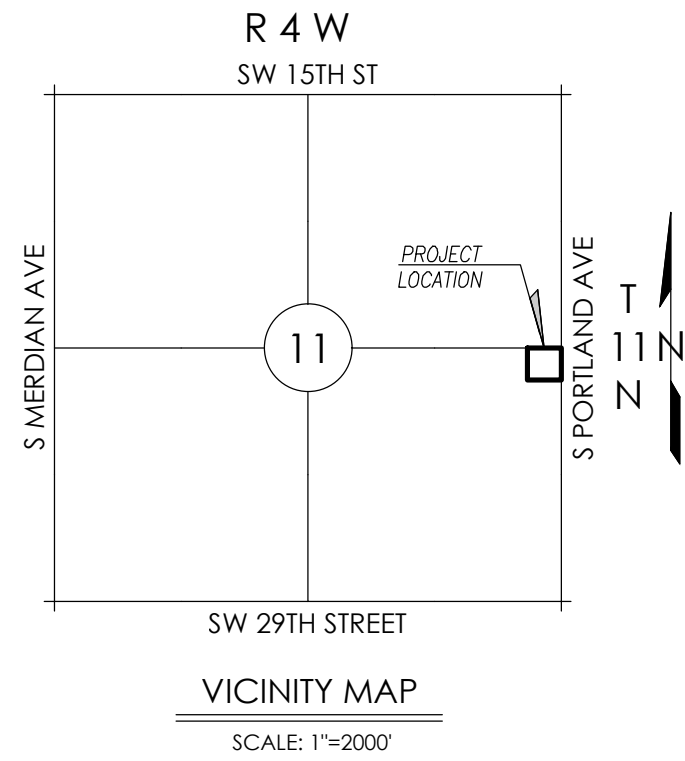
COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4; THENCE S00°15'46"E, WITH THE EASTERLY LINE OF SAID SE/4, A DISTANCE OF 256.43 FEET; THENCE S89°46'46"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'46"E A DISTANCE OF 203.54 FEET; THENCE S89°49'05"W A DISTANCE OF 192.85 FEET; THENCE N00°16'38"W A DISTANCE OF 203.41 FEET; THENCE N89°46'46"E A DISTANCE OF 192.90 FEET TO THE POINT OF BEGINNING CONTAINING 39,246 SQUARE FEET OR 0.90 ACRES WITHIN THE METES RECITED HEREON.

BASIS OF BEARINGS IS OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

THIS DESCRIPTION WAS PREPARED BY LEE ALLEN SCHROEDER, OKLAHOMA PLS 1502 ON OCTOBER 22, 2024.



MASTER DEVELOPMENT PLAN  
OF  
**PORTLAND AVE. COMMERCIAL**  
A PART OF SECTION 11, T11N, R4W  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE - EXISTING ROAD CURBS AND CENTERLINES SHOWN ARE APPROXIMATE

OWNER/DEVELOPER

London Construction and Development, LLC  
PO Box 1237  
Newcastle, OK 73065  
(405) 443-9606

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

Quit Claim Deed - Book 14807, Page 150

PACKINGHOUSE VIEW 000 000 LOTS 1 THRU 8 & E10FT LOT 9 & LOTS 43 THRU 50 BLK 1 EX E17FT LOT 1 & 50 & EX NSOFT OF S8SFT OF LOTS 43 THRU 50 & EX E10FT OF NSOFT S8SFT LOT 42 BLK 1 & N125FT OF LOTS 1 THRU 8 & E10FT OF LOT 9 BLK 8 EX E17FT LOT 1 PLUS ALL VAC STS ADJ SD BLK.

Exhibit B

MASTER DEVELOPMENT PLAN PORTLAND AVE. COMMERCIAL	
 <b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6271 www.craftontull.com	SHEET NO.: 1 OF 1 DATE: 10/21/2024 PROJECT NO.: 24608200
<small>CERTIFICATE OF AUTHORIZATION: CA 973 (PLS) EXPIRES 6/30/2026</small>	