

**APPROVED**

8-15-2023

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1541**  
**MASTER DESIGN STATEMENT**

(June 6, 2023)  
(June 26, 2023)

# **SPUD-1541 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 **I-2 Moderate 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:

Dwelling Units and Mixed Uses (8200.2)  
Administrative and Professional Office (8300.1)  
Adult Day Care (8300.2)  
Agricultural Supplies and Services (8300.4)  
Animal Sales and Services: Grooming (8300.8)  
Automotive: Parking Lots as a Principal Use (8300.13)  
Automotive: Parking Garages (8300.12)  
Automotive and Equipment: Storage (8300.21)  
Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)  
Automotive and Equipment: Repairs, Heavy Equipment (8300.15)  
Automotive and Equipment: Automobile Dealerships and Malls (8300.18)

Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)  
Automotive and Equipment: Sales and Rentals, Farm & Heavy Equipment (8300.19)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)  
Child Care Centers (8300.25)  
Communications Services: Limited (8300.29)  
Construction Sales and Services (8300.31)  
Convenience Sales and Personal Services (8300.32)  
Medical Services: Restricted (8300.53)  
Medical Services: General (8300.52)  
Participant Recreation and Entertainment: Indoor (8300.55)  
Personal Services: Restricted (8300.59)  
Personal Services: General (8300.58)  
Research Services: Restricted (8300.62)  
Retail Sales and Services: General (8300.63)  
Custom Manufacturing (8350.3)  
Wholesaling, Storage and Distribution: Restricted (8350.16)  
Light Industrial (8350.8)  
Moderate Industrial (8350.7)  
Research and Development (8350.10)

**Vehicle tow yard activity shall not be permitted within the north 100 feet of the SPUD subject site.**

- 2. Maximum Building Height: 35 feet**
- 3. Maximum Building Size: Per base zoning district.**
- 4. Maximum Number of Buildings: Per base zoning district**
- 5. Building Setback Lines**
  - Front Yard: 20 feet
  - Rear Yard: 20 feet,
  - Side Yard: West: 10 feet
  - Side Yard: East: Zero feet, or as required by building codes
- 6. Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood, metal or any combination hereof 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 accessory signs:** One ground/monument sign shall be permitted. The maximum size shall be 8 feet high with 100 square feet of area.
  - 8.2 **Attached signs:** Per base zoning district.
  - 8.3 **Non-Accessory Signs:** Billboard/non-accessory signs are prohibited.
  - 8.4 **Electronic Message Display signs:** EMD signs are prohibited.
9. **Access:** There shall be a maximum of two (2) drives from NW 10<sup>th</sup> St.. Adjacent drive sharing may be allowed, subject to agreement between the property owners.
10. **Sidewalks:** Five-foot sidewalks shall be constructed on the arterial street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. .

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

1. **Architecture:** Per the base zoning district.
2. **Open Space:** Per the base zoning district.
3. **Street Improvements:** NA
4. **Site Lighting:** The site lighting in this PUD for the office development and high density residential shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
5. **Dumpsters:**

6. **Parking:** The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2007, as amended.
7. **Maintenance:** Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property.
8. **Drainage:** Drainage improvements, if required, will be in accordance Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Other:** NA

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

**Exhibit A**  
**SPUD-1541**

Legal Description

The East Half (E/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section TWENTY-SEVEN (27), Township TWELVE (12) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the government survey thereof

