

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1429**

**MASTER DESIGN STATEMENT FOR**

**Chester Hill**

**May 26, 2022**  
**August 1, 2022**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

# **SPUD-1429 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-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:

- 8300.1 Administrative and Professional Offices
- 8300.8 Animal Sales and Services: Grooming
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units Above the Ground Floor
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House

- 8350.8 Industrial Light
- 8300.48 Laundry Services
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted
- 8300.60 Personal Storage
- 8300.61 Repair Services: Consumer
- 8350.10 Research and Development
- 8300.62 Research Services: Restricted
- 8350.16 Wholesaling, Storage and Distribution: General

**2. Maximum Building Height:**

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

**3. Maximum Building Size:**

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

**4. Maximum Number of Buildings:**

Maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

Building setback lines shall require a 10-foot setback from the west and north spud boundaries.

**6. Sight-proof Screening:**

Screening requirements shall be in accordance with the base zoning district.

**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 Free standing accessory signs**

One (1) free standing accessory sign shall be permitted within this SPUD, a maximum of 8 feet in height and a maximum of 100 square feet in area.

**8.2 Attached signs**

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

### **8.3 Non-Accessory Signs**

Non-Accessory signs shall be prohibited.

### **8.4 Electronic Message Display signs**

Electronic Message Display signs shall be prohibited.

## **9. Access:**

Access shall be taken from two drives from NW 96<sup>th</sup> St. The maximum driveway width shall be 30 feet.

## **10. Sidewalks**

5-foot sidewalks shall be required along NW 96<sup>th</sup> Street.

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

### **1. Architecture:**

Building sides facing NW 96<sup>th</sup> St. shall consist of five (5) feet of brick veneer or stone wainscot. The remaining buildings will be in accordance with the architecture regulations per base zoning district. Garage bays and service areas will not face south or north.

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

N/A.

### **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. Dumpsters shall be a minimum of 25 feet away from a residential 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 A1-A2: Legal Description

Exhibit B1-B2: Conceptual Site Plan

**ATTACHMENT "A-1"**

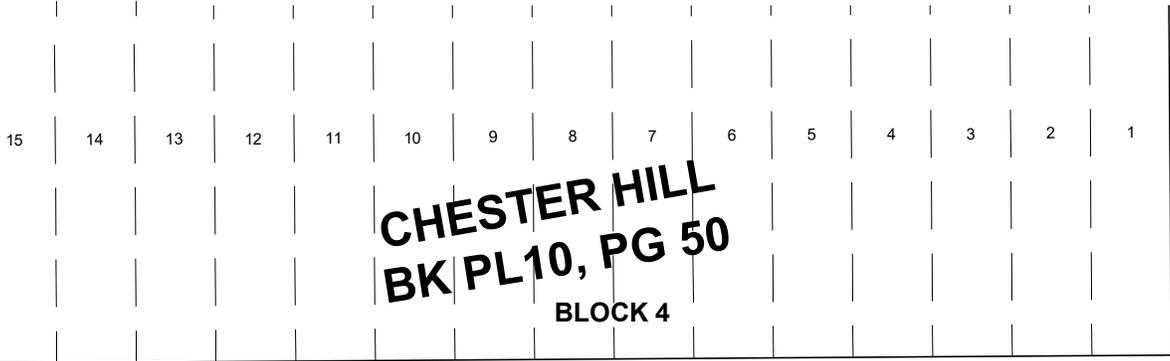
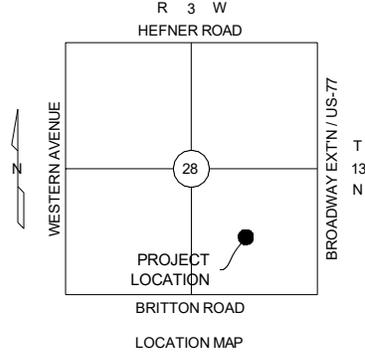
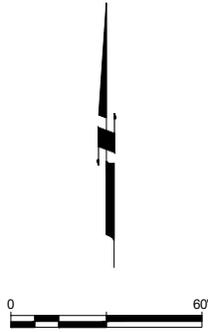
LEGAL DESCRIPTION

Garrett & Company, L.L.C.  
Chester Hill Property

May 13, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots Thirty-seven (37) through Forty-eight (48), inclusive, in Block Four (4) of CHESTER HILL according to the Plat recorded in Book PL10, Page 50

ATTACHMENT "A-2"



HARVEY AVE

20' ALLEY

300'

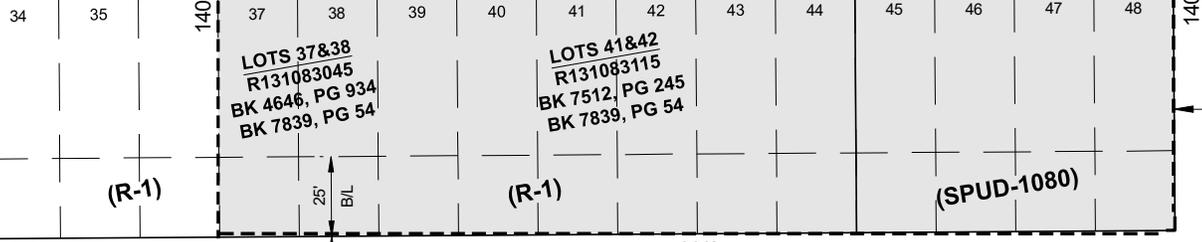
OWNER:  
GARRETT & COMPANY, L.L.C.

OWNER:  
TORRES, JESSIE  
LOTS 35&36  
BK 13221, PG 1622

LOTS 39&40  
R131083080  
BK 4646, PG 934  
BK 7839, PG 54

LOTS 43&44  
R131083150  
BK 4439, PG 1331  
BK 7839, PG 54

LOTS 45-48  
R131083185  
BK 14833, PG 369



60' RW

NW 96<sup>th</sup> STREET  
(PLATTED STEWART AVE)

60' RW

ACAD FILE: S:\Civil 3D proj\5274\5274 - Zoning Exhibit.dwg, 5/16/2022 8:55 AM, Nate Haikin  
XREFS LOADED: 5274-bdy\_N8.dwg 3092-bdy-mj.dwg

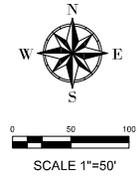
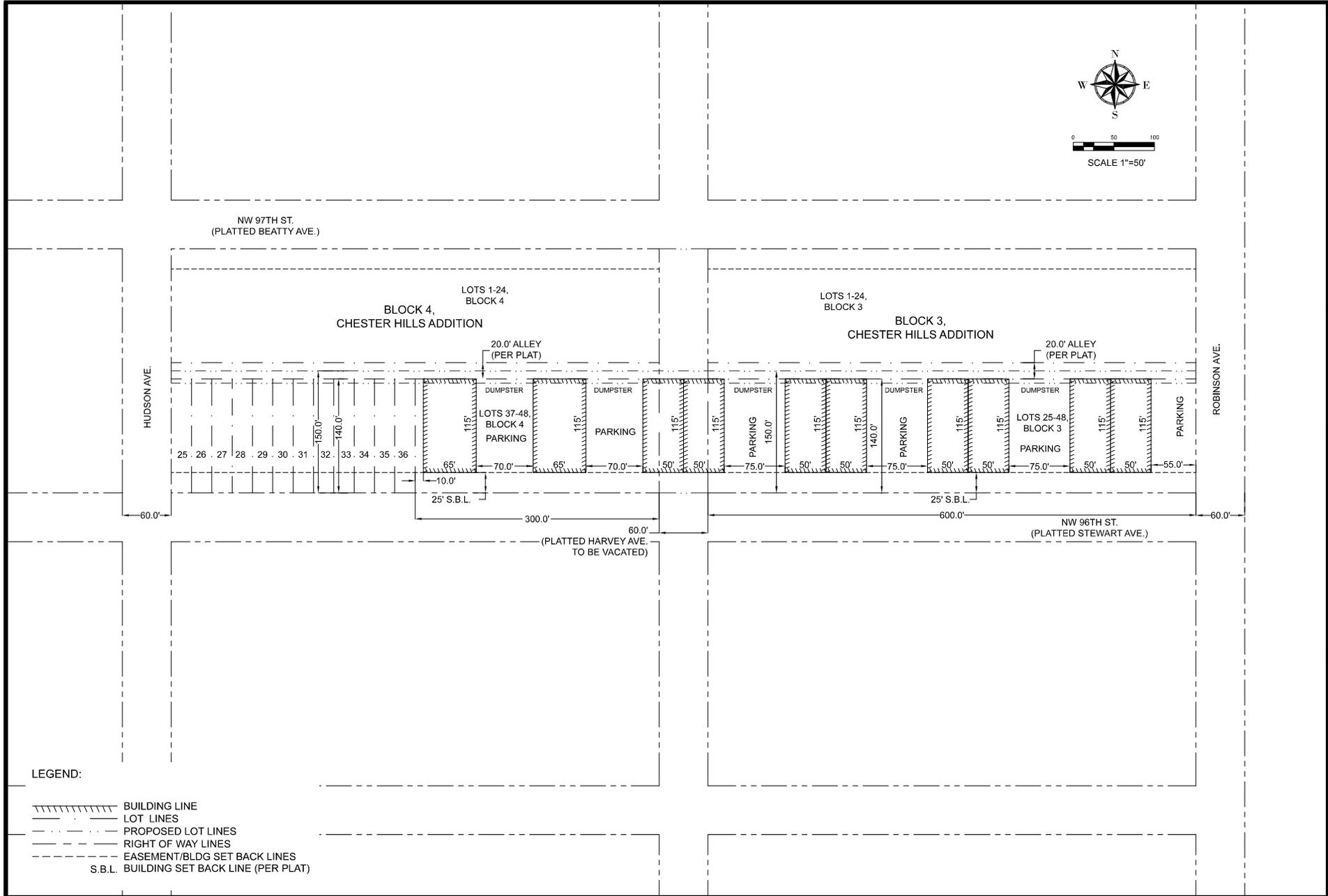
Copyright © 2022 Johnson & Associates

Proj. No.: 5274  
Date: 5-13-22  
Scale: 1"=60'

**GARRETT & COMPANY, L.L.C.**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**CHESTER HILL PROPERTY**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaac.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •



Site Review Chester Hills Addition  
 Building Layouts  
 Sheet 1 of 1  
 DRAWN BY: MOD  
 REVIEWED BY: XXXXX | DATE: 9/12/2021 | SHEET 1 OF 1



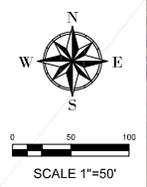
Garrett and Company, LLC  
 9701 N. Broadway Extension,  
 Oklahoma City, OK 73114  
 (405) 840-3371

NO.	REVISION	DATE



**LEGEND:**

- BUILDING LINE
- LOT LINES
- PROPOSED LOT LINES
- RIGHT OF WAY LINES
- EASEMENT/BLDG SET BACK LINES
- S.B.L. BUILDING SET BACK LINE (PER PLAT)



Site Review Chester Hills Addition  
 Building Layouts  
 Sheet 1 of 1  
 DRAWN BY: MOD  
 REVIEWED BY: XXXXX | DATE: 9/12/2021 | SHEET 1 OF 1



Garrett and Company, LLC  
 9701 N. Broadway Extension,  
 Oklahoma City, OK 73114  
 (405) 840-3371

NO.	REVISION	DATE	BY