

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1716
MASTER DESIGN STATEMENT FOR

SW 134th St. & S. May Ave.

January 30, 2025
March 5, 2025
April 15, 2025
April 28, 2025

PREPARED BY:

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

405-652-0099 Phone

david@boxlawgroup.com

kaitlyn@boxlawgroup.com

SPUD-1716 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
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8350.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8300.34	Eating Establishments: Drive-In

8300.35	Eating Establishments: Fast-Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
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

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 buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The building setback lines shall be in accordance with the base zoning district, except that loudspeaker ordering systems shall not be located within 100-feet of the west SPUD boundary line and the speaker must be directed to the north, and 150-feet of the north SPUD boundary line.

6. Sight-Proof Screening:

Sight-proof screening 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. In addition, there shall be no less than a 20-foot-wide continuous landscape buffer along the boundary of this SPUD where it is adjacent to any residential use or district.

8. Signs:

All signage shall be in accordance with the base zoning district regulations, except that Off-Premise / Billboard and EMD signs are prohibited.

9. Access:

Access may be taken from SW 134th St. and two (2) access points on S. May Ave. There shall be a minimum of 175 feet measured from the centerline of the intersection to the centerline of the access drive.

10. Sidewalks

Shall be in accordance with the base zoning district regulations.

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, and stucco. No more than 30% EIFS (Exterior Insulation Finish System) or cementitious siding (including, but not limited to, the brand commonly known as James Hardie) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

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, private drainage easements, private drives, and islands / medians 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

SPUD-1716 Exhibit A – Legal Description

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Ten North (T10N), Range Four West (R4W) of the Indian Meridian, (I.M.), Oklahoma City, Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows: COMMENCING at the Southeast corner of said SE/4; thence N00°22'38"W along the East line of said SE/4 a distance of 399.86 feet to the POINT OF BEGINNING; thence S89°37'22"W a distance of 50.00 feet; thence S00°22'38"E a distance of 324.96 feet; thence S44°34'42"W a distance of 35.48 feet; thence S89°22'56"W a distance of 262.96 feet; thence N00°22'39"W a distance of 480.94 feet; thence N89°37'21"E a distance of 338.03 feet; thence S00°22'38"E a distance of 129.77 feet to the POINT OF BEGINNING.



SUMMARY

SANDOVAL COMMERCIAL

EXISTING ZONING: PUD-1800
PROPOSED ZONING: PUD

SITE AREA: ~4.12 ACRES
AREA OUTSIDE ROW: ~3.16 ACRES

PARCEL 1

SITE AREA SHOWN: ~1.21 ACRES
USE SHOWN: FAST FOOD
W/ DRIVE-THRU
BUILDING AREA: ~4,400 SQ. FT.
PARKING REQUIRED: 48
PARKING SHOWN: 48

PARCEL 2

SITE AREA SHOWN: ~1.95 ACRES
USE SHOWN: RETAIL CENTER
BUILDING AREA: ~16,000 SQ. FT.
PARKING REQUIRED: 78
PARKING SHOWN: 107

SW. 134TH & S. MAY AVENUE

**SANDOVAL
COMMERCIAL TRACT**

OKLAHOMA CITY, OK

JANUARY, 2025



GRAPHIC SCALE IN FEET

