

**APPROVED**

1-30-2024

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1586**  
**MASTER DESIGN STATEMENT**  
**12800 N MacArthur Boulevard**

**October 20, 2023**  
**Revised December 14, 2023**

**PREPARED BY:**

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# **SPUD-1586 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 which 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:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size: N/A**

**4. Maximum Number of Buildings: Per the base zoning.**

**5. Building Setback Lines:**

North SPUD Boundary: 5 feet  
 West SPUD Boundary: 25 feet  
 South SPUD Boundary: 50 feet  
 East SPUD Boundary: 50 feet

Existing trees shall be preserved to the greatest extent possible within the south and east boundary setbacks.

There shall be no internal setbacks except as required to meet Fire and Building Codes.

**6. Sight-proof Screening:**

Sight proof screening shall not be required for this SPUD. The existing vegetation surrounding the creek on the southeast boundary shall be deemed sufficient.

**7. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

No pole signs will be allowed.

Freestanding signs shall be limited to ground/monument signs a maximum 8 feet tall and 100 square feet in area.

**8.2 Attached Signs**

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

**8.3 Non-accessory Signs**

Non-accessory signs are not permitted in this SPUD.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**9. Access:**

Access shall be taken from N MacArthur Boulevard via a maximum of two (2) private drives.

**10. Sidewalks:**

Five-foot sidewalks shall be constructed on N MacArthur Boulevard, 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. All sidewalks shall be in place prior to any occupancy certificates being issued.



## **II. OTHER DEVELOPMENT REGULATIONS:**

### **1. Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

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

N/A

### **3. Street Improvements:**

N/A

### **4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

### **7. Maintenance: N/A**

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**9. Platting:**

Platting shall be per the Oklahoma City Subdivision Regulations.

**10. Other: N/A**

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

12800 N MacArthur Blvd.

A part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence South  $00^{\circ}14'30''$  East on the West line of said Southwest Quarter for a distance of 402.90 feet; thence South  $75^{\circ}47'20''$  East for a distance of 124.17 feet; thence North  $71^{\circ}07'16''$  East for a distance of 56.01 feet; thence North  $23^{\circ}25'22''$  East for a distance of 58.32 feet; thence South  $85^{\circ}21'38''$  East for a distance of 33.49 feet; thence North  $71^{\circ}27'04''$  East for a distance of 74.77 feet; thence South  $68^{\circ}14'58''$  East for a distance of 110.73 feet; thence North  $29^{\circ}10'39''$  East for a distance of 76.02 feet; thence North  $57^{\circ}09'35''$  East for a distance of 70.68 feet; thence North  $14^{\circ}40'12''$  East for a distance of 74.67 feet; thence North  $37^{\circ}06'49''$  East for a distance of 131.60 feet; thence North  $61^{\circ}03'56''$  East for a distance of 115.75 feet; thence South  $48^{\circ}31'56''$  East for a distance of 57.39 feet; thence South  $65^{\circ}13'30''$  East for a distance of 42.95 feet; thence North  $24^{\circ}00'47''$  East for a distance of 109.26 feet to the North line of said SW/4; thence due West on the North line of said SW/4 for a distance of 824.41 (827.90 calculated) feet to the point or place of beginning.

As recorded in Book RE13680, Page 1036, Oklahoma County, Oklahoma.





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Exhibit B  
Conceptual Site Plan

140 Total Parking Spaces  
30,700 Total Building SF

+/-4.95 Acres



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ENGINEERS SURVEYORS PLANNERS

10/31/23

Conceptual site plan showing feasible option  
permitted under proposed rezoning