

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1526
MASTER DESIGN STATEMENT

JR Management, LLC

(05/31/2023)

PREPARED BY:

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SPUD-1526 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. Development Regulations 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-1 Neighborhood 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 & Professional offices
8300.2 Adult day care facilities
8300.5 Alcohol beverage retail sales
8300.8 Animal sales & services: grooming
8300.11 Animal sales & services: kennels & veterinary
8300.13 Automotive: parking lots
8300.24 Business Support Services
8300.25 Child care centers
8300.29 Communication services
8300.32 Convenience sales & personal services
8300.35 Eating Establishment: Fast food
8300.39 Eating Establishment: Sitdown, Limited Alcohol permitted

8300.52 Medical services
8300.53 Medical services: restricted
8300.55 Participant recreation & entertainment: indoor
8300.58 Personal services: general
8300.59 Personal services: restricted
8300.60 Personal storage
8300.61 Repair services
8300.62 Research services
8300.63 Retail sales & services: general

2. Maximum Building Height:

15'-0"

3. Maximum Building Size:

19,500 SQ.FT.

4. Maximum Number of Buildings:

Per base zoning district

5. Building Setback Lines

Front Yard: 10'

Rear Yard: 25'

Side Yard: 10'

Corner Side Yard: 25'

6. Sight-proof Screening:

Per base zoning district

7. Landscaping: Per base zoning district

8. Signs:

8.1 Free standing accessory signs: Per base zoning district.

8.2 Attached signs: Per base zoning district.

8.3 Non-Accessory Signs: Shall not be permitted.

8.4 Electronic Message Display signs: Shall not be permitted.

9. Access:

Existing access shall remain but if the site is redeveloped access shall be per the development regulations in place at the time of development.

10. Sidewalks

Sidewalks shall be required per Public Works standards.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

3. Per base zoning district Street Improvements:

NA

4. Site Lighting: Per base zoning district

5. Dumpsters: Per base zoning district

6. Parking: The existing on-site parking shall be deemed adequate for the proposed uses. If the structures are demolished, parking shall be per the base zoning district.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property. 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.

8. Drainage:

Drainage improvements will be in accordance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A

SPUD-1526

Legal Description: Lots Ten (10) and Eleven (11) of Davault Sub Addition to Block Four (4) of Linwood Place Second Addition to Oklahoma City, Oklahoma County, Oklahoma.

EXHIBIT: B

