

**APPROVED**

11-19-2024

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

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1662**

**MASTER DESIGN STATEMENT**

**July 11, 2024**

**August 26, 2024**

**PREPARED BY:**

Rowlock Studio LLC  
*Daniel Douthit, RA*  
*1141 W. Sheridan*  
*Oklahoma City, OK, 73106*  
*405-301-1409*  
*daniel@rowlock.studio*

## **SPUD-1662 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-1 Neighborhood Commercial District, and the UD Urban Design Overlay 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)  
Adult Day Care Facilities (8300.2)  
Alcoholic Beverage Retail Sales (8300.5)  
Animal Sales and Services: Grooming (8300.8)  
Business Support Services (8300.24)  
Child Care Centers (8300.25)  
Convenience Sales and Personal Services (8300.32)  
Dwelling Units and Mixed Uses (8200.2)  
Eating Establishments: Fast Food (8300.35) further restricted to a "fast casual" eateries with no drive-thru. "Fast casual" is defined as a restaurant with a central ordering point rather than wait staff. Pickup windows for pedestrians are permitted.

Eating Establishments: Sitdown (8300.37)  
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)  
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)  
Food and Beverage Retail Sales (8300.41)  
Library Services and Community Centers (8250.11)  
Low Impact Institutional: Neighborhood-Related (8250.14)  
Murals (8250.16)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Personal Services: Restricted (8300.59)  
Repair Services: Consumer (8300.61)

**1.1 Minimum Lot Size:** 6,000 square feet

**1.2 Minimum Lot Width:** 50'-0"

**2. Maximum Building Height:** 35'-0" and two stories.

**3. Maximum Building Size:** 3,300 SF square foot ground floor footprint maximum. 6,600 SF square foot maximum total building size.

**4. Maximum Number of Buildings:** Two buildings.

**5. Building Setback Lines**

Front Yard (North): 10 feet Maximum

Rear Yard (South): 0 feet

Side Yard (East): 10 Feet Minimum

Corner Side Yard (West): 15 Feet Minimum (outdoor patios are allowed within the setback).

**6. Sight-proof Screening:** No less than six-foot and no greater than eight-foot-high fence or wall shall be required along the east property boundary of the subject parcel where it is adjacent to any residential use, extending no further forward than the front wall of the abutting structure. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and shall be solid and opaque. All screening shall be subject to review and approval of a Certificate of Approval by the Urban Design Commission.

**7. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City Landscaping Ordinance in place at the time of development with the following exceptions.

Existing overhead utility lines on the west property line will limit plantings in the right-of-way as required by landscape ordinance. Trees reaching a mature height of less than 15'-0" will be provided at a spacing between 15' and 35' along the west property line in the west setback area of the subject parcel.

8. **Signs:** Signage shall be allowed as noted below. All proposed signage shall be subject to the review and approval of a Certificate of Approval by the Urban Design Commission.

- 8.1 **Freestanding accessory signs.** One freestanding sign shall be allowed per the base zone, subject to review and approval of a Certificate of Approval by the Urban Design Commission.

- 8.2 **Attached signs:** A maximum of one attached wall sign shall be allowed for this site. The one attached wall sign may be placed on either the north or west façade of the main building. The maximum size of any attached wall sign on either the north or west façade shall be 10% of the wall area of the wall that the sign is attached to. The sign may have external and or internal lighting.

- 8.3 **Electronic Message Display:** EMD signs are prohibited.

9. **Access:**

- a. Pedestrian access will be from NW 24<sup>th</sup> Street and N Western Ave.

- b. Vehicular: Any vehicular access to the site shall be taken from the alley. No new driveway cuts shall be permitted from N Western or NW 24<sup>th</sup> Street. In addition, any existing driveway cuts shall be closed and new curb and gutter installed.

## II. Other Development Regulations:

1. **Architecture:**

Architectural regulations shall be subject to the review and approval of a Certificate of Approval by the Urban Design Commission.

2. **Open Space:** Open Space requirements in this SPUD shall be the same as the base-zoning district.

3. **Street Improvements:** Curb ramp as required at the corner of NW 24<sup>th</sup> and Western for accessibility. The two existing curb cuts on the subject property (one at the NW 2<sup>th</sup> St frontage and one on the N Western Ave frontage) will be removed and replaced within new curb and gutter.

4. **Sidewalks:** Sidewalks shall be constructed along the south side of NW 24<sup>th</sup> St and along the east side of N Western Ave for the entire project frontage. The minimum width of these

sidewalks shall be five feet, unless they are curb-adjacent, in which case the minimum width shall be six feet, subject to the policies and procedures of the Public Works Department.

5. **Site Lighting:** 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, subject to the review and approval of a Certificate of Approval by the Urban Design Commission.
6. **Dumpsters:** Dumpsters shall be consolidated and located within a sight-proof screened area with a wood fence or masonry wall no less than six-feet in height and not greater than eight-feet in height, subject to the review and approval of a Certificate of Approval by the Urban Design Commission. The required dumpster enclosure may encroach into the 15 foot minimum corner lot side setback
7. **Parking:** Off-Street parking is not required. If off-street parking is provided access will be off south alley way and all such off-street parking shall comply with all applicable provisions of Article X, Off-street Parking, Loading and Access, and Article XI, Landscaping and Screening Regulations. The development of all on-site parking lots shall be subject to the approval of a Certificate of Approval by the Urban Design Commission.
8. **Maintenance:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structure, storage, or materials, grading, fill, or other obstruction, including fences, either temporary or permanent that shall cause a blockage of the 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.
9. **Drainage:** Drainage improvements will be in accordance with the applicable sections of the Code of Ordinances of the City of Oklahoma City, as amended.

**10. Other:**

None

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1662 Exhibit A – Legal Description

All of Lots Eleven (11) & Twelve (12), in Block Ten (10) of PLEASANT VIEW ADDITION to Oklahoma City, Oklahoma County, according to the plat.

