

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1520**

**MASTER DESIGN STATEMENT FOR**

**N. Pennsylvania Ave. & NW 122<sup>nd</sup> St.**

**March 13, 2023**  
**April 18, 2023**

**PREPARED BY:**

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# **SPUD-1520 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
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.31	Construction Sales and Services
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8300.48	Laundry Services
8300.55	Participant Recreation and Entertainment: Indoor
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
8300.16	Wholesaling, Storage, and Distribution: Restricted

The intent of the developer is to construct an office/warehouse development. All uses required to operate such development will be permitted.

**2. Maximum Building Height:**

The maximum building height within this SPUD shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size within this SPUD shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of three (3) buildings within this SPUD.

**5. Building Setback Lines**

There shall be no internal setbacks within the SPUD. Exterior setbacks shall be as follows:

North: Zero, except as required by the building or fire code

West: 10 feet

East: Zero, except as required by the building or fire code

South: Zero, except as required by the building or fire code

**6. Sight-proof Screening:**

Sight-proof screening within this SPUD shall be in accordance with the base zoning district.

**7. Landscaping:**

As required by current code, or as amended, the west SPUD boundary shall have a landscape buffer no less than 6 feet in width, planted with a series of evergreen plantings that will grow to a height of at least 6 feet and spaced to provide a visual barrier. Landscape buffer on west shall also consist of shade trees on 30' centers.

**8. Signs:**

**8.1 Free standing accessory signs**

Freestanding signs shall be a maximum of 20 feet in height and 150 square feet of display area. Wall signs shall be per the base zone.

## **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 N. Pennsylvania Ave. and NW 122<sup>nd</sup> St. via cross access agreement. Lots within this PUD shall not be required to have access or minimum frontage on/to a public right of way.

## **10. Sidewalks**

The subject SPUD does not have frontage on a public street. There shall be no sidewalk requirements within this SPUD.

# **II. Other Development Regulations:**

## **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 10% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. All structures are permitted to be constructed of steel and architectural metal. Exposed concrete block buildings shall not be permitted. Overhead doors shall not be allowed on the west elevation of the building.

## **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 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 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.

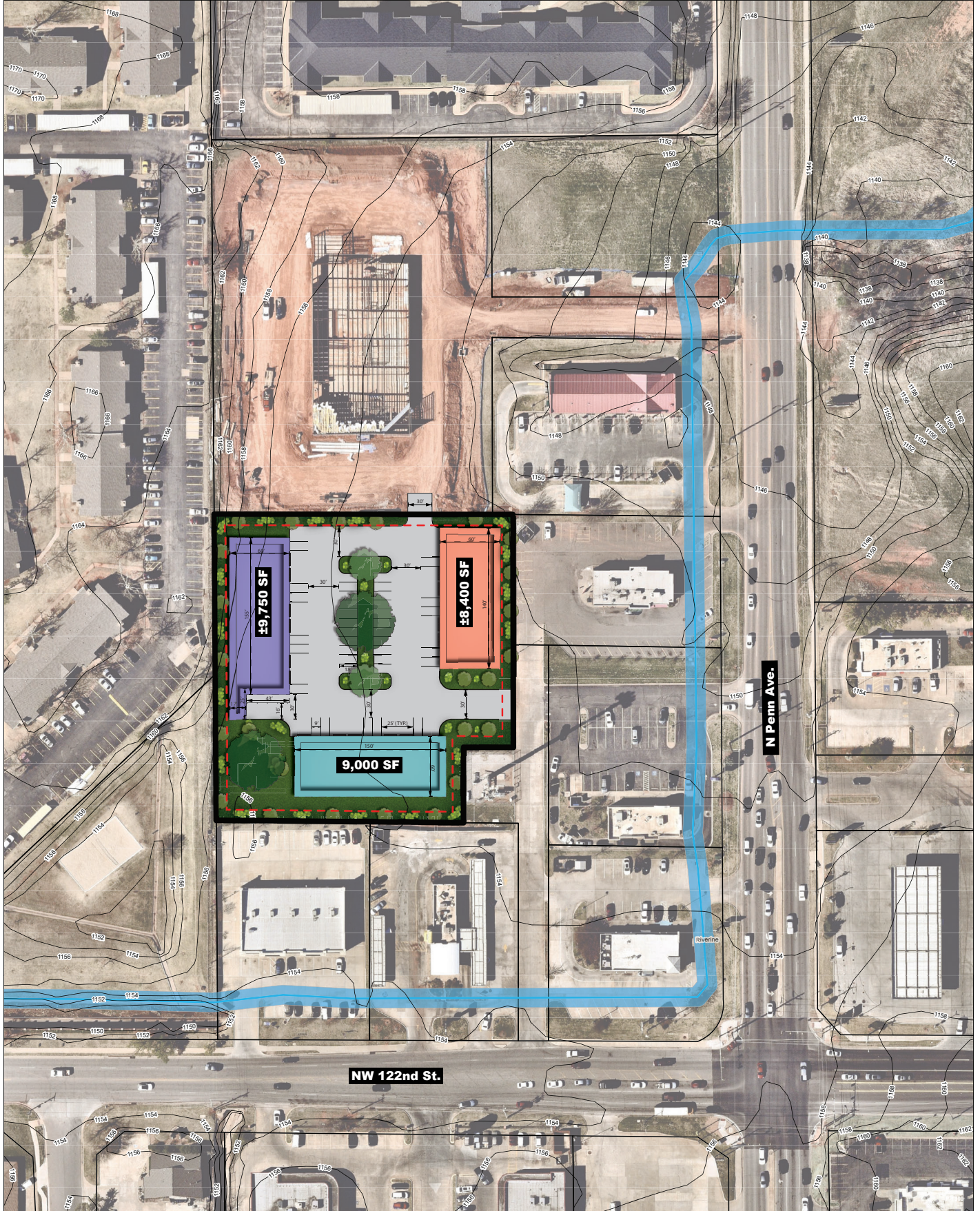
**III. Supporting Documents:**

Exhibit A: Legal Description  
Exhibit B: Site Plan

Exhibit A  
Legal Description

A tract of land in the Southeast Quarter (SE/4) of Section Eighteen (18), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter (SE/4); thence North 00°16'15" West along the East line of said Southeast Quarter (SE/4), a distance of 555.47 feet; thence North 89°43'50" West a distance of 255.00 feet to the point of beginning; thence South 00°16'15" East a distance of 230.47 feet; thence North 89°43'48" West a distance of 49.54 feet; thence South 00°16'12" West a distance of 75.00 feet; thence North 89°43'50" West a distance of 244.28 feet; thence North 00°16'15" West a distance of 676.11 feet; thence North 89°43'45" East a distance of 274.50 feet; thence South 00°16'15" East a distance of 158.23 feet; thence South 89°43'50" East a distance of 225.00 feet to a point on the West right-of-way line of North Pennsylvania Avenue; thence South 00°16'15" East along the West right-of-way line of North Pennsylvania Avenue, a distance of 40.00 feet; thence North 89°43'50" West a distance of 225.00 feet; thence South 00°16'15" East a distance of 175.00 feet; thence South 89°43'50" East a distance of 20.00 feet to the point of beginning, LESS AND EXCEPT: A tract of land in the Southeast Quarter (SE/4) of Section Eighteen (18), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter (SE/4); thence North 00°16'15" West along the East line of said Southeast Quarter (SE/4), a distance of 555.47 feet; thence North 89°43'50" West a distance of 275.00 feet to the point of beginning; thence South 89°43'45" West a distance of 274.50 feet to a point on the East line of Lot 1, Block 1, RAINDANCE, a subdivision recorded in Book 52 of Plats, Page 72; thence North 00°16'15" West, along said East line, a distance of 373.23 feet; thence North 89°43'45" East a distance of 274.50 feet; thence South 00°16'15" East a distance of 158.23 feet; thence South 89°43'50" East a distance of 225.00 feet to a point on the West right-of-way line of North Pennsylvania Avenue; thence South 00°16'15" East, along the West right-of-way line of North Pennsylvania Avenue, a distance of 40.00 feet; thence North 89°43'50" West a distance of 225.00 feet; thence South 00°16'15" East a distance of 175.00 feet to the point of beginning.

Containing 85,869Sq. Ft. or 1.9712 Acres, more or less



NW 122nd St. & N Penn Ave.

Concept Sketch Exhibit B

± 1.97 AC



**JA**  
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10/24/22