

SPUD–1375 MASTER DESIGN STATEMENT

1108 NE 6th St.

January 20, 2022

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.

This site will be developed in accordance with the regulation of **C-1, “Neighborhood Commercial” District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the C-1, "Neighborhood Commercial" and/or the R-2 "Two-Family District shall govern this SPUD as appropriate, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.39) more specifically to permit a food truck court
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Participant Recreation and Entertainment: Outdoor (8300.56) more specifically and solely to permit a food truck park
- Retail Sales and Services: General (8300.63)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

The building size shall utilize C-1, "Neighborhood Commercial" District regulations.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in conformance with the base zoning district.

5. Building Setback Lines (SPUD Boundaries):

Building setbacks for residential development shall be per the base zoning district. If developed as a food truck part, the following setbacks shall apply"
North: 0 feet
East: 5 feet
West: 0 feet
South: 0 feet

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use (south and east property line at the time of this SPUD). Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

If developed as residential, sight proof screening shall be per the base zoning district.

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 Signs

No pole signs will be allowed.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

Pole signs and billboard shall be strictly prohibited within this SPUD.

8.2 Attached Signs

Attached shall be in accordance with the C-1, "Neighborhood Commercial" District regulations.

8.4. Electronic Message Display Signs

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

9. Vehicular Access:

Access may be taken from N Stonewall Ave. or NE 6th Street.

10. Sidewalks:

Five-foot sidewalks shall be constructed on the adjacent streets 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.

Sidewalks shall not be required for food truck park use as it is temporary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All permanent (residences, office or commercial buildings) 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. Shipping containers shall be permitted for storage on this property specifically for the food truck park use.

2. Street Improvements:

N/A

3. 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.

4. 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 25 feet of the east property line.

5. 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 except that any use shall be permitted a 25% reduction from the requirement.

Additionally, a food truck park shall not be required any off-street parking requirements.

6. Food Truck Area:

The food truck seating and staging areas may be gravel or other pervious materials and shall not be required to be a hard paved surface.

III. SUPPORTING DOCUMENTS

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan

EXHIBIT A

LEGAL DESCRIPTION

1108 NE 6th St.

The West Seventy (70) feet of lots One (1) and Two (2) in Block Ten (10) in PARK PLACE ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

As recorded in Book 4259, Page 364, Oklahoma County, Oklahoma.



SPUD-1375 1108 NE 6th St.

Exhibit B

Conceptual Site Plan



Johnson & Associates
16 Shelden Ave., Suite 200
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Phone: (503) 253-8811 Fax: (503) 253-8878
ENGINEERS SURVEYORS PLANNERS
11/17/21
Conceptual site plan showing feasible option
permitted under proposed zoning

