

**APPROVED**

4-26-2022

BY THE CITY COUNCIL

*Arny H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1381**

**MASTER DESIGN STATEMENT FOR**

**Hefner & Western**

**December 21, 2021**

**February 28, 2022**

**PREPARED BY:**

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# **SPUD-1381 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. 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.

\*Any existing improvement shall be permitted to remain and shall be deemed to be in compliance with any regulation contained herein.

This SPUD shall be developed in accordance with the regulations of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020), except as modified herein.

### **1. The following uses shall be permitted by right within this SPUD:**

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales & Services: Grooming
- 8300.11 Animal Sales & Services: Kennel & Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General

8250.4 Community Recreation: Restricted  
 8300.32 Convenience Sales & Personal Services  
 8250.5 Cultural Exhibits  
 8350.3 Custom Manufacturing  
 8200.2 Dwelling Units and Mixed Uses  
 8300.34 Eating Establishments: Drive-In  
 8300.35 Eating Establishments: Fast Food  
 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window  
 8300.37 Eating Establishments: Sitdown  
 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted  
 8300.41 Food and Beverage Retail Sales  
 8300.44 Funeral and Interment Services: Undertaking  
 8300.45 Gasoline Sales, Large  
 8150.6.3 Greenhouse  
 8150.6.5 Hoop House  
 8300.48 Laundry Services  
 8250.11 Library Services and Community Centers  
 8250.12 Light Public Protection & Utility: General  
 8250.13 Light Public Protection & Utility: Restricted  
 8250.14 Low Impact Institutional: Neighborhood-Related  
 8300.52 Medical Services: General  
 8300.53 Medical Services: Restricted  
 8300.55 Participant Recreation & Entertainment: Indoor  
 8300.57 Payday or Title Loan Agencies  
 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  
 8300.65 Retail Sales and Services: Pawn Shops  
 8300.66 Signs: Non-Accessory  
 8200.13 Senior Independent Living

**2. Maximum Building Height:**

Pursuant to the base zoning district.

**3. Maximum Building Size:**

Pursuant to the base zoning district.

**4. Maximum Number of Buildings:**

Pursuant to the base zoning district.

**5. Building Setback Lines:**

Pursuant to base zoning district.

**6. Sight-proof Screening:**

Screening shall be required to meet the regulations of the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

The base zoning district shall govern the regulations for signage within the subject SPUD, except that a non-accessory sign shall not be required to be removed upon the development of the property.

**9. Access:**

Access to the site shall be taken from N. Western Ave. and W. Hefner Rd.

**10. Sidewalks:**

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, or stone masonry, drivet, stone, stucco, architectural metal or other similar type finish.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. 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. To minimize light spillover on single-family residential uses, outdoor lights within the development will be directed away from any adjacent single-family residential properties.

**5. Drainage:**

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

**6. Dumpsters:**

Dumpsters shall be consolidated, where practical, and shall be screened by a masonry wall of sufficient height to screen said dumpster from view.

**7. Parking Regulations:**

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

**III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Site Plan

**EXHIBIT A**

**SPUD-1381**

**Legal Description**

Lots TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) and THIRTY-TWO (32), of Block EIGHT (8), In HOMEDALE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

