

APPROVED

4-26-2022

BY THE CITY COUNCIL
Cheryl K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD - 1362

MASTER DESIGN STATEMENT

Applicant: RMK Investments, LLC

Submitted October 21, 2021

Revised December 2, 2021

Revised December 15, 2021

Amended April 26, 2022

PREPARED BY:
RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

SPUD-1362 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, 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 consists of two tracts, as more particularly described on **Exhibit A**. The westernmost undeveloped tract is referred to herein as "**Tract One**" and the developed tract to the East is referred to herein as "**Tract Two**". The site will be developed in accordance with the regulations of **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020), except as modified herein.

All current buildings and improvements on this site shall be deemed permissible under this SPUD and permitted to remain as currently constructed. Any new buildings or improvements developed pursuant to this SPUD shall be in accordance with the Regulations set forth herein.

1. The following uses shall be the only uses permitted on this site:

- | | |
|---------|---|
| 8300.1 | Administrative and Professional Offices |
| 8300.24 | Business Support Services |

| | |
|--------------------|---|
| 8250.2 | Community Recreation: General |
| 8250.3 | Community Recreation: Property Owners' Associations. |
| 8250.4 | Community Recreation: Restricted |
| 8300.32 | Convenience Sales and Personal Services |
| 8200.2 | Dwelling Units and Mixed Use |
| 8300.41 | Food & Beverage Retail Sales |
| 8300.52 | Medical Services: General |
| 8300.53 | Medical Services: Restricted |
| 8300.58 | Personal Services: General |
| 8300.59 | Personal Services: Restricted |
| 8300.62 | Research Services: Restricted |
| 8300.63 | Retail Sales and Services General |
| 8300.25 | Child Care Centers |
| 8300.29 | Communications Services: Limited |
| 8350.3 | Custom Manufacturing |
| 8300.37 | Eating Establishments: Sitdown |
| 8300.39 | Eating Establishments: Sitdown, Limited Alcohol Permitted |
| 8250.14 | Low Impact Institutional: Neighborhood-Related |
| 8300.48 | Laundry Services |
| 8200.13 | Senior Independent Living |
| 8300.61 | Repair Services: Consumer |
| 8300.57 | Payday or Title Loan Agencies |
| 8300.19 | Automotive and Equipment: Sales and Rentals, such as Moving Trucks, Tractor Trailers, and Storage Trucks <i>SOLELY ALLOWABLE ON TRACT TWO:</i> limited to moving trucks, tractor trailers and storage trucks. |
| 8300.21 | Automotive and Equipment: Storage <i>SOLELY ALLOWABLE ON TRACT TWO</i> |

NOTWITHSTANDING THE FOREGOING, NO BAR, TAVERN, OR MARIJUANA DISPENSARY SHALL BE PERMITTED ON THE SITE.

2. Maximum Building Height:

The current buildings on site shall remain. In the event that any new structure is built, said structure shall be required to meet the regulations of the C-3 Community Commercial District.

3. Maximum Building Size:

The current buildings on site shall remain. In the event that any new structure is built, said structure shall be required to meet the regulations of the C-3 Community Commercial District.

4. Building Setback Lines:

The current buildings on site shall remain. In the event that any new structure is built, said structure shall be required to meet the regulations of the base zoning district. Provided that nothing in this SPUD shall be read to invalidate the conformance of the existing building.

5. Sight-proof Screening:

Site proof screening within this SPUD shall be in accordance with the C-3 Community Commercial District.

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs:

There shall be two (2) freestanding ground (monument) sign permitted within this SPUD with the maximum size being 10 feet high and 100 square feet in area. The sign shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

7.2 Attached Signs:

Attached signs will be in accordance with the base zoning district regulations.

7.3 Non-Accessory Signs:

Non-Accessory signs shall be prohibited within this SPUD.

7.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

The existing access to the site shall remain as is from NE 63rd St. and N. Kelley Ave. Should the existing structure be demolished, and the site redeveloped, access will conform with all applicable code requirements.

9. Parking Regulations:

The existing parking shall be deemed to conform to all parking regulations for the existing development on the site. Parking shall be provided in accordance with the current parking regulations for any new construction.

10. Sidewalk Regulations:

Sidewalks shall be provided in accordance with Code.

II. Other Development Regulations:

1. Architecture:

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

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, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

The square footage on the property containing the existing drainage channel and its surrounding trees shall be preserved as a minimum amount of open space for the development.

3. Street Improvements:

N/A

4. Other:

4.1 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.

4.2 Dumpsters:

Dumpster(s) shall be consolidated where practical and located within an area a minimum of 50 feet from any residential district and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

4.3 Common Areas:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of all 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.

III. Supporting Documents:

- | | |
|-------------------|--|
| Exhibit A: | Legal Description of Tract One and Tract Two |
| Exhibit B: | Conceptual Site Plan of Tract One |
| Exhibit C: | Aerial of Tract One and Tract Two |

Exhibit A
SPUD-1362

Legal Description:

“TRACT ONE”

Lots THIRTY-NINE (39) through FORTY-FIVE (45), Both Inclusive, of Block THIRTY-FIVE (35), in RAVENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

And

“TRACT TWO”

The South Half (S/2) of Lots FIVE (5), and all of Lots SIX (6), SEVEN (7), EIGHT (8), and NINE (9), both inclusive, LESS AND EXCEPT the South 10 feet of Lot 9, in Block THIRTY-FIVE (35), of RAVENSWOOD MANOR ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to the easements, restrictive covenants and rights of way of record.

Exhibit B
Site Plan of Tract One

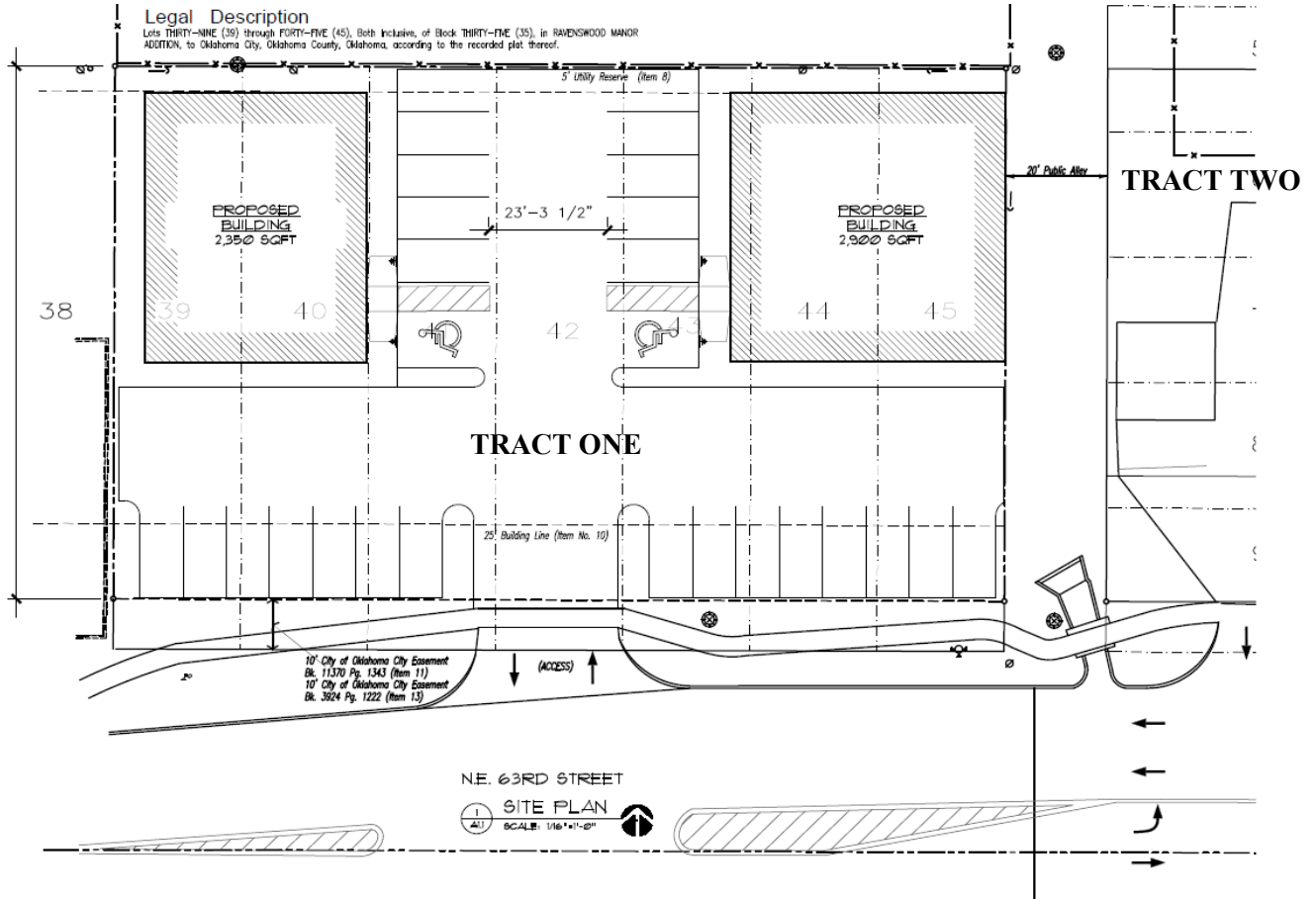


Exhibit C
Existing Aerial of Tracts One and Two

