

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1410
MASTER DESIGN STATEMENT FOR
8401 N I-35 Service Rd.

April 6th, 2022
May 18, 2022

PREPARED BY:

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SPUD-1410 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 **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses permitted by the I-1 district, the following uses shall also be permitted:

Outdoor Sales and Display, and Outdoor Storage (8300.54)
Wholesaling, Storage and Distribution: General (8350.16)

2. **Maximum Building Height:**

The base zoning district regulations shall regulate heights of structures within this SPUD.

3. **Maximum Building Size:**

The base zoning district regulations shall regulate the size of structures within this SPUD.

4. Maximum Number of Buildings:

There will be a maximum of one (1) building within this SPUD.

5. Building Setback Lines

The base zoning district regulations shall regulate the building setback line within this SPUD.

6. Sight-proof Screening:

The base zoning district regulations shall regulate the screening requirements within this SPUD.

All outdoor storage areas shall be located behind the building and screened.

All truck bays/loading docks and service areas shall be located on the rear (west) side of site.

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:

8.1 Free standing accessory signs

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

8.2 Attached signs

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

8.3 Non-Accessory Signs

Non-Accessory signs / billboards shall be prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

There are two (2) access points from the I-35 service road.

II. Other Development Regulations:

1. Architecture:

Architectural regulations shall be in accordance with the base zoning district.

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

Statuary World "As-Surveyed"

Legal Description

A tract of land lying the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said SW/4;

THENCE North 89°34'49" East a distance of 652.69 feet.

THENCE North 89°33'09" East a distance of 653.05 feet to the POINT OF BEGINNING;

THENCE continuing North 89°33'09" East a distance of 394.94 feet to a point on the west right-of-way line for Interstate 35 (I-35);

THENCE Southwesterly, along said west right-of-way line, the following three (3) courses:

- 1. South 12°41'03" West a distance of 426.78 feet;*
- 2. North 77°18'57" West a distance of 20.00 feet;*
- 3. South 12°41'03" West a distance of 253.90 feet; to a point on the north line of a tract of land described in SPECIAL WARRANTY DEED recorded in Book 12576, Page 187, according to Oklahoma County Clerk's Office;*

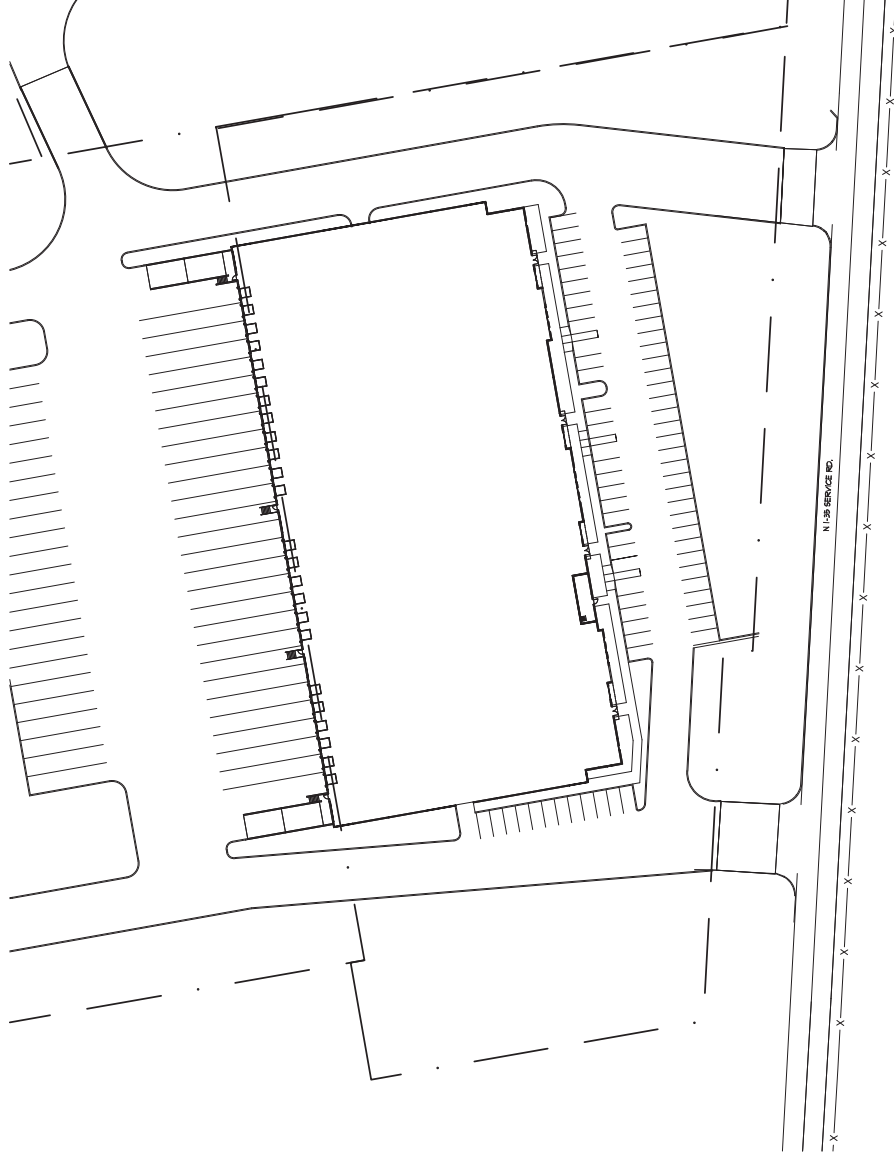
THENCE South 89°37'06" West, along said north line, a distance of 229.96 feet;

THENCE North 00°21'38" West, along a line common to the above-described SPECIAL WARRANTY DEED, a distance of 81.00 feet;

THENCE North 89°39'32" East a distance of 9.55 feet;

THENCE North 00°30'00" West a distance of 577.09 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 204,972 square feet or 4.7055 acres, more or less.



PROPOSED SITE PLAN
SCALE 1" = 40'-0"
4-5-22
PROJECT NORTH



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OKLAHOMA CITY, OK

Revisions:	
No.	Date

Project No.	
Date	
Sheet No.	SP-2