

SPUD-1412 MASTER DESIGN STATEMENT

SW 29th St. & S Mustang Rd.

May 26, 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 regulations of **O-2, "General Office" District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be the only uses permitted within this SPUD:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8330.5)
- Animal Sales and Services (8330.8)
- Business Support Services (8300.24)

- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishments: Drive-In (8300.34), Outdoor speaker boxes shall be a minimum of 150 feet from any residential zoned property or use.
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36), Outdoor speaker boxes shall be a minimum of 150 feet from any residential zoned property or use.
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.52)
- Participant Recreation and Entertainment: Indoor (8300.55) further limited to fitness operations such as workout gyms, yoga studios etc.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Research Services: Restricted (8300.62)

2. Maximum Building Height:

The maximum building height shall be 35 feet.

3. Maximum Building Size:

The maximum building size shall utilize O-2, "General Office" District regulations.

4. Building Setback Lines:

North: 15 feet
East: 25 feet
West: 15 feet
South: 5 feet

There shall be no internal setbacks except for those required by Fire Code.

5. 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. 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.

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

No pole signs or billboards shall be permitted within this SPUD.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being twelve (12) 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.

7.2 Attached Signs

Attached shall be in accordance with the O-2, "General Office" District regulations.

7.3 Non-accessory Signs

Non-accessory signs shall not be permitted in this SPUD.

7.4 Electronic Message Display Signs

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

8. Access:

Access shall be taken via S Mustang Rd. via a maximum of one drive. Said drive may be a boulevard style entrance.

9. Sidewalk Regulations:

A five-foot sidewalk shall be constructed on S Mustang Rd. or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All 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, architectural metal or stone masonry. No more than 30% EIFS, stucco or wood 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.

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 that screens the dumpster from public view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

5. Drainage:

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

6. Parking Regulations:

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.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A
Legal Description

S.W. 29th Street & Mustang Road
1 Acre Tract

April 4, 2022

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet;

THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING;

THENCE continuing South 89°38'41" West, a distance of 250.00 feet;

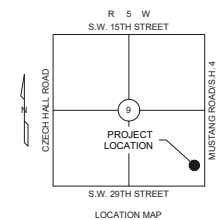
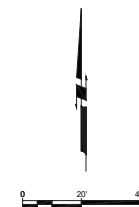
THENCE North 00°21'19" West, a distance of 174.24 feet;

THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road;

THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

Containing 43,560 square feet or 1.0000 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



SW 29th St. & S Mustang Rd.

Exhibit B

Total Parking : 52 Spaces

+/- 1 acre



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ENGINEERS SURVEYORS PLANNERS

4/20/22
Conceptual site plan showing feasible option
permitted under proposed rezoning