

SPUD-1387 MASTER DESIGN STATEMENT

200 SW 134th St.

February 24, 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 the **C-3, "Community Commercial" District and R-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except as modified herein.

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

The use and development regulations of the **C-3, “Community Commercial” District and/or the R-4, “General Residential” District** (as applicable) shall govern this SPUD except as herein modified below:

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

- Multiple-Family Residential (8200.12)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Administrative and Professional Offices (8300.1)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13) Use is restricted/limited for the purpose of shared parking to allow for the phasing of landscaping and building construction.
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36)
Not allowed within 150’ of residential zoning districts.
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, limited Alcohol Permitted (8300.39)
- Community Recreation: Restricted (8250.4)
- Food and Beverage Retail Sales (8300.41)
- Alcoholic Beverage Retail Sales (8300.5)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)

All conditional and special permit use regulations shall apply to this SPUD including the ability to apply for special event permits for outdoor events held within this SPUD.

2. Maximum Building Height:

The maximum height for structures within this SPUD shall be 2½ stories or 35 feet.

If developed as multiple-family residential use the maximum height shall be per the R-4, "General Residential" District regulations shall apply.

3. Maximum Building Size:

The maximum building size shall utilize the base district regulations.

4. Building Setback Lines:

There shall be no internal setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code. The following setbacks shall be for buildings along the property boundaries and exclude any recreational amenities, walking paths or outdoor patios.

North: 25 feet

South: 50 feet

East: None

West: 10 feet

5. Density:

There shall be a maximum of 115 units permitted within this SPUD.

6. Sight-proof Screening:

Screening for this SPUD shall not be required due to the existence of the pond which creates a natural buffer and screen, coupled with the 50-foot south setback.

The furthest south buildings which back up to the existing residential development to the south shall be required to screen any mechanical equipment on the rear side of the building from view. This screening may be masonry or wood.

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. However, street trees shall be permitted to be planted within or at the property line rather than in public right of way.

Landscaping for the parking lot may be phased in with each building permit.

8. Signs:

8.1 *Freestanding Accessory Signs*

There shall be two (2) freestanding monument signs permitted in this SPUD. Said signs shall be ground (monument) signs with the maximum size being eight (8) feet high and 100 square feet per sign.

A sign that contains the name of any business located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within the SPUD. Pole signs and billboards shall not be permitted.

8.2 *Attached Signage*

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

8.3 *Non-Accessory Signs*

Non-accessory signage shall not be permitted within this development.

8.4 *Electronic Message Display Signs*

EMD signs shall not be permitted within this SPUD.

8.5 *Decorative Artwork, Architectural Elements and Temporary Signage*

Decorative artwork and architectural elements shall be permitted in this SPUD. Artwork/architectural elements may include but is not limited to fountains, individual art pieces, decorative entry elements, etc. The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street.

8.6 *Temporary Signage*

Temporary signage within this SPUD shall be permitted. Temporary signage includes: promotional banners/ signage, directional wayfinding for events, sponsorship banners, etc. Temporary signage shall not remain in place for more than 60 consecutive days.

9. Access:

Access into this SPUD shall be via one drive from SW 134th Street and one drive from Harvey Avenue. Said drives shall have a minimum separation of 200 feet from adjacent driveways.

Lots within this SPUD will not be required to have frontage on an approved street.

Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive may be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this SPUD. A split lot is not required to have frontage on an approved street.

10. Parking Regulations:

The number and design 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.

If development within this SPUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

11. Sidewalk Regulations:

Five-foot wide sidewalks shall be constructed along any public street where development occurs. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% wood or other materials not listed shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

2. Open Space:

There shall be a minimum of 10% open space within this SPUD.

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.

To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

4.2 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 streets and residences and shall be placed no closer than 50 feet from the developed single-family homes.

4.3 Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2, as amended.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

SW 134th & Santa Fe
5.00 Acre Tract

August 24, 2020

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°40'43" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 981.53 feet;

THENCE South 00°19'17" East, departing said North line, a distance of 65.80 feet to a point on the South right-of-way line of S.W. 134th Street/State Highway 37, said point being the POINT OF BEGINNING;

THENCE South 00°20'23" East, a distance of 512.70 feet to a point on the North line of the recorded plat SANTA FE SUNSET ADDITION SECTION 6;

THENCE South 89°39'00" West, along and with the North line of said plat SANTA FE SUNSET ADDITION SECTION 6, a distance of 430.14 feet to the East right-of-way line of Harvey Avenue as shown on said plat SANTA FE SUNSET ADDITION SECTION 6;

THENCE North 01°33'33" East, along and with the East right-of-way line of said Harvey Avenue, a distance of 178.10 feet;

THENCE North 00°21'00" West, continuing along and with the East right-of-way line of Harvey Avenue, a distance of 325.00 feet;

THENCE North 44°39'00" East, continuing along and with the East right-of-way line of Harvey Avenue, a distance of 12.32 feet to a point on the South right-of-way line of S.W. 134th Street/State Highway 37;

THENCE North 89°40'43" East, along and with the South right-of-way line of S.W. 134th Street/State Highway 37 a distance of 188.50 feet;

THENCE continuing along and with the South right-of-way line of S.W. 134th Street/State Highway 37 on a curve to the left having a radius of 21,535.92 feet, a chord bearing of North 89°22'36" East, a chord length of 227.09 feet and an arc

length of 227.09 feet to the POINT OF BEGINNING.

Containing 217,632 square feet or 5.00 acres, more or less.

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



**SW 134th St. &
S Santa Fe Ave.
West Tract**

SPUD-1387 Exhibit B

+/- 5 acres



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ENGINEERS SURVEYORS PLANNERS
11/1/22

Conceptual site plan showing feasible option
permitted under proposed rezoning

