

**APPROVED**

9-27-2022

BY THE CITY COUNCIL

*Amy M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1438**  
**MASTER DESIGN STATEMENT**

**Revised August 3, 2022**

**PREPARED BY:**

Smith, Roberts, Baldischwiler, LLC.

*Marc Long, P.E.*

*100 N.E. 5<sup>th</sup> Street*

Oklahoma City, OK 73104

(405) 840-7094

*Marc.long@srbok.com*

# **SPUD-1438 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 **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1- Administrative and Professional Uses  
8300.23- Building Maintenance Services  
8300.24- Business Support Services  
8350.3- Custom Manufacturing  
8300.61- Repair Services: Consumer  
8250.2- Community Recreation- General  
8250.3- Community Recreation- Property Owners Association  
8250.4- Community Recreation-Restricted  
8300.32- Convenience Sales and Personal Services  
8250.5- Cultural Exhibits

8200.2- Dwelling Units and Mixed Uses  
8150.6.3- Greenhouse  
8150.6.5- Hoop House  
8250.11- Library Services and Community Centers  
8300.63- Retail Sales and Services: General

**2. Maximum Building Height:**

The base zoning district (C-3) will regulate the maximum height of buildings in this SPUD.

**3. Maximum Building Size:**

The base zoning district (C-3) will regulate the maximum size of buildings in this SPUD.

**4. Maximum Number of Buildings:**

The base zoning district (C-3) will regulate the maximum number of buildings in this SPUD.

**5. Building Setback Lines**

Front Yard: 0 ft.

Rear Yard: 15 ft.

Side Yard: 10 ft. (North)

Side Yard: 0 ft. (South)

**6. Sight-proof Screening:**

Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2020, as amended. Sight-proof screening is present on the west side of the property that is abutting a residential use, as well as the south side of the property.

**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. The landscaping in this SPUD shall be in accordance with the Chapter 59, Article XII, Section 59-11250 of the Oklahoma City Municipal Code.

**8. Signs:**

**8.1 Free standing accessory signs**

One free standing accessory sign on N Portland will be permitted. Said sign shall be a maximum 8 feet tall with a maximum area of 100 square feet.

**8.2 Attached signs**

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

### **8.3 Non-Accessory Signs**

Non-Accessory signs are strictly prohibited in this SPUD.

### **8.4 Electronic Message Display signs**

EMD Signs are prohibited in this SPUD

## **9. Access:**

Access shall be provided by one drive on N. Portland Avenue and one drive on N.W. 11<sup>th</sup> Street.

## **10. Sidewalks**

The City will build a sidewalk on the east side of the property from NW 11<sup>th</sup> Street southward. This sidewalk is identified as a 2017 GO Bond project.

## **II. Other Development Regulations:**

### **1. Architecture:**

N/A

### **2. Street Improvements:**

N/A

### **3. Site Lighting:**

The site lighting in this SPUD shall be in accordance with the Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code.

### **4. Dumpsters:**

Dumpsters shall be permitted but must be consolidated and located within an area screened by a fence or masonry wall. The wall must be of sufficient height to screen the dumpster(s) from view and meet any other city ordinances at the time they are brought on site. Dumpsters shall have 50 feet minimum of separation from any residential use.

### **5. Parking:**

This SPUD will provide a minimum of 15 parking spaces, inclusive of the required ADA spaces. The design and size of parking spots in this SPUD will be in accordance with Chapter 59 Article X of the Oklahoma City municipal code. The angled parking spaces on N Portland Ave will be removed and replaced with City standard curb, gutter and sod.

### **6. Drainage:**

All drainage design for this development shall be in accordance with the applicable requirements of Chapter 16 of the Oklahoma City Municipal Code that are in effect at the time the plans are submitted for review.

## **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**1135 N. Portland Ave., Oklahoma City, OK 73107**

Lots One (1) and Two (2) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma.

**3706 N.W. 11<sup>th</sup> St., Oklahoma City, OK 73107**

Lots Three (3) and Four (4) in Block Seven (7), of MEADOWBROOK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma

