

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

6-17-22
9/1/2022
11/2/2022

PREPARED BY:

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SPUD-1440 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.

This site will be developed in accordance with the regulation of the **C-1 Neighborhood Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following will be the only uses allowed:

8300.55 Participant Recreation and Entertainment: Indoor
8200.14 Single Family Residential
8300.39 Eating Establishment: Sit-down, Limited Alcohol Permitted (weekends only Pickleball)
8300.41 Food and Beverage Retail Sales (smoothies, healthy meal prep food)
8300.53 Medical Services: Restricted (Chiropractor)
8300.59 Personal Services: Restricted (Tanning Beds, Spray Tan, Professional Licensed Massage Therapist)

2. Maximum Building Height: 35FT

3. Maximum Building Size: 41,000 S.F.

4. Maximum Number of Buildings: 1

5. Building Setback Lines

Front Yard: 10 feet or 60 from the centerline of SW 149th Street

Rear Yard: 15

Side Yard: 15

Corner Side Yard: 15

6. Sight-proof Screening: Not required (There is 2.9 Acres of open space flood zone that separates from abutting residential 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.

Notes

Front: Street Trees on 25 foot Centers

OR evergreen adjacent to the front of the Primary structure.

Make an effort to Maintain Existing Tree in a 25-foot buffer adjacent to the Floodway.

8. Signs:

8.1 Free standing accessory signs

8-foot MONUMENT SIGN 200 square feet of display area.

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

8.3 Non-Accessory Signs - Non-Accessory signs shall be prohibited.

8.4 Electronic Message Display signs- Electronic Message Display signs shall be prohibited.

9. Access: Access may be taken from a single drive from SW 149 Street.

Said drive shall be in alignment with Blackwelder Ave.

10. Sidewalks: Sidewalks shall be required along the arterial street Ave., pursuant to Public Works requirements. Said sidewalk shall be a minimum of 5 feet wide or 6 feet wide if placed abutting the street curb.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% wood or architectural

metal shall be permitted. EIFS shall not be allowed. Architectural regulations do not apply to accessory structures

2. Open Space: 2.3 ACRES INSIDE FLOODPLAIN

3. Street Improvements: NA

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. Lighting shall be directed or shielded to avoid flooding of light onto adjacent residential property.

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.

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. Parking may be placed to the south (rear) and east of the proposed primary structure. To avoid the projection of headlights onto residential structure, parking not directly behind the primary structure shall be oriented toward the east or west.

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.

9. Other:

Operating Hours: Operation shall cease by 10:00pm on Monday - Thursday and 12am on Friday-Saturday

Gating: Entrance shall be secure from after hours traffic.

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan
- Exhibit C: Building Elevation
- Exhibit D: FIRMette

EXHIBIT A
SPUD-1440

LEGAL DESCRIPTION FOR HOUSE OF POWER SPUD

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4);

THENCE NORTH 89°41'53" EAST A DISTANCE OF 708.28 FEET;

THENCE SOUTH 14°41'04" WEST A DISTANCE OF 68.09 FEET;

THENCE SOUTH 26°47'33" WEST A DISTANCE OF 77.03 FEET;

THENCE SOUTH 60°20'40" WEST A DISTANCE OF 210.29 FEET;

THENCE SOUTH 60°18'12" WEST A DISTANCE OF 305.70 FEET;

THENCE SOUTH 50°11'23" WEST A DISTANCE OF 263.46 FEET;

THENCE NORTH 00°34'45" WEST A DISTANCE OF 555.09 TO THE POINT OF BEGINNING.

OWNER OF RECORD: COURT OF OWLES
15205 STONE MEADOWS DR.
OKLAHOMA CITY, OK 73170



- LEGEND
- SANITARY SERVICE LINE
 - WATER LINE
 - EXISTING GAS SERVICE
 - SANITARY SERVICE MANHOLE
 - EXISTING GAS MANHOLE
 - POWER POLE
 - GUY ANCHOR
 - STREET LIGHT
 - WATER VALVE
 - WATER METER
 - GAS METER
 - ELECTRIC METER
 - TRANSFORMER
 - MONITOR WELL
 - SIGN
 - SET BACK LINE
 - FENCE
 - SET BACK
 - BENCH MARK

RENDERING
TO SERVE
HOUSE OF POWER
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
BEING A PART OF THE NE/4, SEC. 29, T10N, R3W, IM.

MORRIS
www.morrisrendering.com
1845 10 10 2019 P.C. 1845 10 10 2019 P.A.

PROFESSIONAL ENGINEER
ROSS C. MORRIS
18837

CA 3048 EXP. 6-30-24
P.E. EXP. 9-30-22

DATE: 10/10/2019

PROJECT: HOUSE OF POWER

TO SERVE: HOUSE OF POWER

REVISION: 1

REF. NO. 1

SHEET NO. 1 OF 1

EXHIBIT C

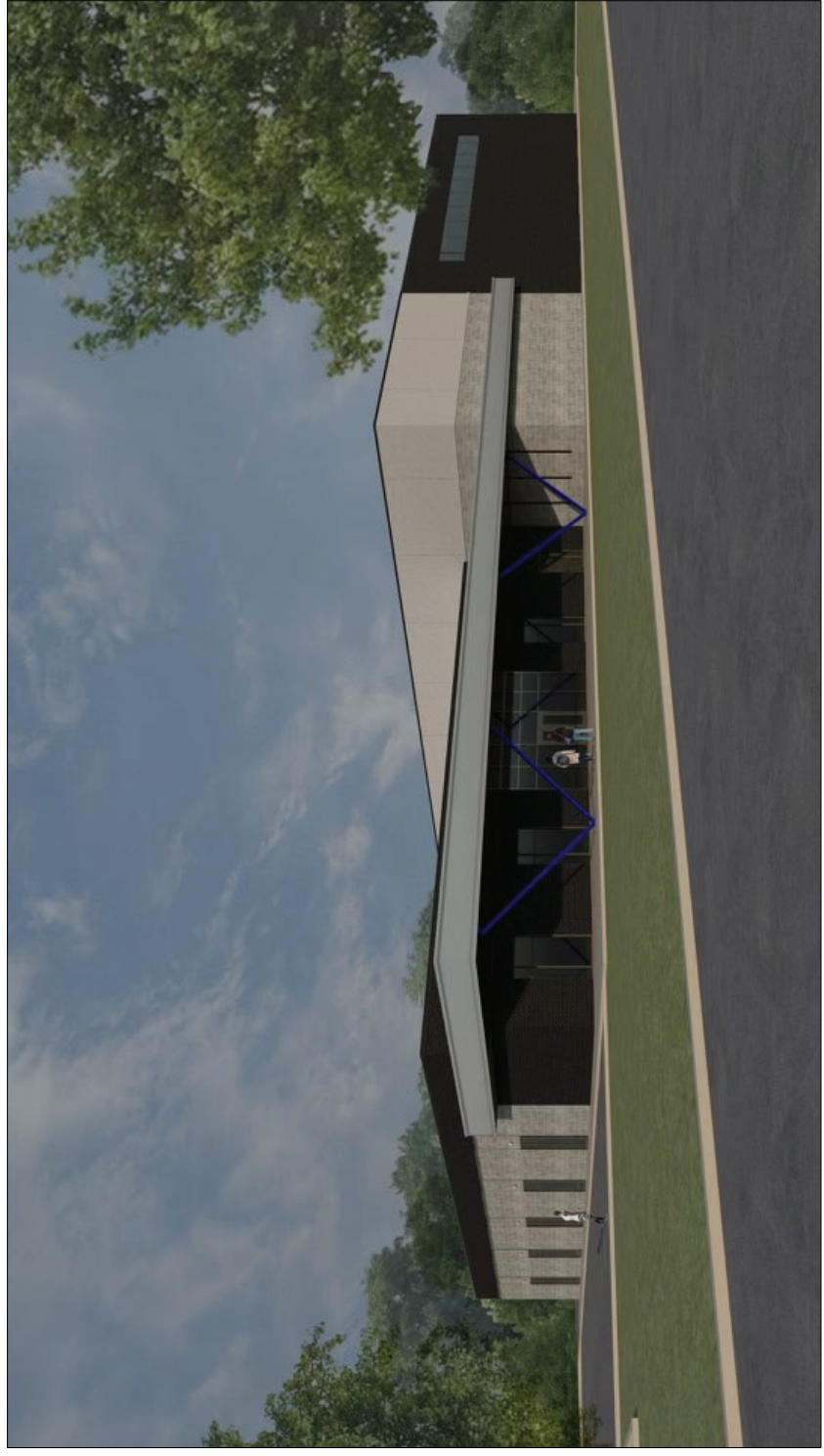


EXHIBIT C

National Flood Hazard Layer FIRMette



EXHIBIT D

97°32'42"W 35°19'20"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2022 at 5:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.