

**APPROVED**

12-6-2022

BY THE CITY COUNCIL

*Amy K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1453**

**MASTER DESIGN STATEMENT FOR**

**The Oak**

**August 24, 2022**

**October 5, 2022**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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# **SPUD-1453 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 Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales & Services: Grooming
8300.11	Animal Sales & Services: Kennel & Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales & Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8300.25	Child Care Center
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8200.2	Dwelling Units and Mixed
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window: This use is further limited to a coffee shop.**
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food & Beverage Retail Sales
8150.7	Horticulture
8350.8	Industrial, Light (This use unit is limited to the use and operation of a brewery, distillery, winery, cidery and associated tap/ serving rooms)
8300.48	Laundry Services
8250.11	Library Services & Community Centers
8250.12	Light Public Protection & Utility: General
8250.13	Light Public Protection & Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8250.16	Murals
8300.55	Participant Recreation & Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports & Entertainment: Restricted
8300.67	Spectator Sports & Entertainment: General

Uses utilizing Drive through Windows and Call Boxes shall locate them a minimum of 150 feet from any residential zone or use.

**2. Maximum Building Height:**

The maximum permitted building height shall be one hundred and twenty (120) feet.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

A zero (0) foot setback shall be permitted within this SPUD. Further, the bulk standards contained within Table 6200.2 shall not apply.

**6. Sight-proof Screening:**

Screening shall not be required in this SPUD.

**7. Landscaping:**

Landscaping shall not be required within this SPUD.

**8. Signs:**

Signage, both accessory and non-accessory, within this SPUD shall be reviewed and approved in accordance with the approved PUDSP-1715a. There shall be a zero (0) foot setback for signage within this SPUD.

However, the following shall apply:

- Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD.
- Sign area shall be that area in which actual letters are located; the remainder of the sign shall be considered background and not count towards the sign area calculation. Monument signs with a split base shall be permitted if all portions of the sign support structure are covered in a material consistent with the structures located in this PUD or consistent with an established development “theme”. The support structure shall be considered background or ornamentation and shall not be included in the calculation for overall sign area. Ground-mounted directional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.
- A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this SPUD
- Freestanding signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements.

**9. Access:**

No access points are contemplated within this SPUD.

**10. Sidewalks**

Sidewalks shall be required subject to the policies and procedures of the Public Works Department.

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

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, drivet, rock, stone, stucco, architectural metal or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Within Tract three (3) of this PUD, the façade of any building(s) located along the southern border of said tract shall include protective decorative opaque screening to deter an unimpeded line of sight from such building to the south.

### **2. Open Space:**

Open space shall be in accordance with the base zoning district.

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

The site lighting in this PUD shall, at a minimum, meet the requirements of Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended. A Lighting Plan in accordance with Section 59-14200.4E(2) shall be reviewed and approved as part of the subsequent Specific Plan.

### **4. Dumpsters:**

Dumpsters shall not be permitted within this SPUD.

### **5. Parking:**

There shall be no minimum parking requirements for this SPUD.

### **6. 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.

### **7. 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**

**LEGAL DESCRIPTION FOR  
CLOSING PUBLIC WAY ADJACENT TO  
LOTS 1 AND 5, BLOCK 1, IN WILEMAN FOURTH ADDITION  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 30 of Plats, Page 91;

THENCE North 70°15'28" West (SPCS)(North 69°10'00" West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet to the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet;

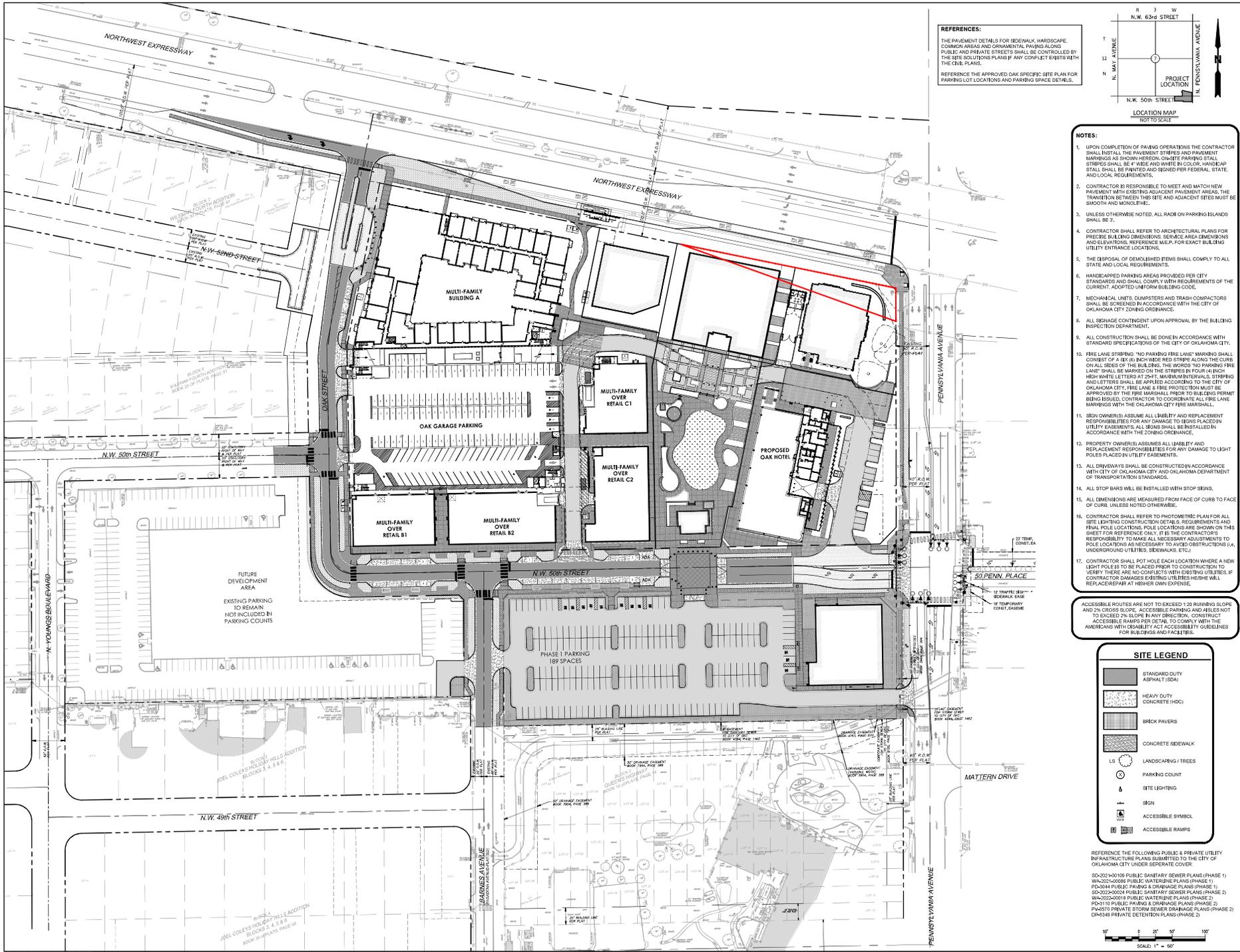
THENCE South 78°29'28" East (SPCS)(South 77°24'00" East-Deed) a distance of 329.47 feet;

THENCE South 00°05'28" East (SPCS)(South 01°00'00" East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

Said tract of land containing 8,094 square feet or 0.1858 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Randall A. Mansfield, PLS 1613  
Dodson Thompson Mansfield, PLLC  
20 NE 38th Street, OKC, OK  
October 7, 2019

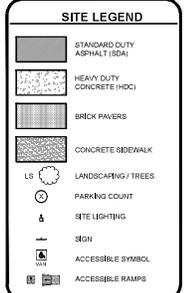


**REFERENCES:**  
 THE PAVEMENT DETAILS FOR SIDEWALK, HARDSCAPE, COMMON AREAS AND ORNAMENTAL PAVING ALONG PUBLIC AND PRIVATE STREETS SHALL BE CONTROLLED BY THE SITE SOLUTIONS PLANS IF ANY CONFLICT EXISTS WITH THE CDR PLANS.  
 REFERENCE THE APPROVED OAK SPECIFIC SITE PLAN FOR PARKING LOT LOCATIONS AND PARKING SPACE DETAILS.



- NOTES:**
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-STREET PARKING STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
  - UNLESS OTHERWISE NOTED, ALL RADI ON PARKING ISLANDS SHALL BE 5'.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE MEIP FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THE DISPOSAL OF DEVALUED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
  - HANDICAPPED PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED DRAFT CITY BUILDING CODE.
  - MESHAICAL UNITS, DUMPSTERS AND TRASH CONTAINERS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY ZONING ORDINANCE.
  - ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
  - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF OKLAHOMA CITY.
  - FIRE LANE STRIPING: NO PARKING FIRE LANE MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPE IN FOUR (4) INCH HIGH WHITE LETTERS AT 20 FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF OKLAHOMA CITY. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHAL PRIOR TO SUBMITTING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE OKLAHOMA CITY FIRE MARSHAL.
  - SIGN OWNERS ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITY FOR ANY DAMAGE TO SIGNS PLACED IN UTILITY EXHAUSTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - PROPERTY OWNERS ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT POLES PLACED IN UTILITY EXHAUSTS.
  - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF OKLAHOMA CITY AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
  - ALL STOP BARS WILL BE INSTALLED WITH STOP SIGNS.
  - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO PHOTOMETRIC PLAN FOR ALL SITE LIGHTING CONSTRUCTION DETAILS. REQUIREMENTS AND FINAL POLE LOCATIONS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY ADJUSTMENTS TO POLE LOCATIONS AS NECESSARY TO AVOID OBSTRUCTIONS (I.E. UNDERGROUND UTILITIES, SIDEWALKS, ETC).
  - CONTRACTOR SHALL NOT HOLE EACH LOCATION WHERE A NEW LIGHT POLE IS TO BE PLACED PRIOR TO CONSTRUCTION TO VERIFY THERE ARE NO CONFLICTING UTILITIES. IF CONTRACTOR DAMAGES EXISTING UTILITIES THESE WILL BE REPAIRED AT HIS/HER OWN EXPENSE.

ACCESSIBLE ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE PARKING AND ASBLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. CONTRACTOR ACCESSIBLE RAMPS PER DETAIL TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.



REFERENCE THE FOLLOWING PUBLIC & PRIVATE UTILITY INFRASTRUCTURE PLANS SUBMITTED TO THE CITY OF OKLAHOMA CITY UNDER SEPARATE COVER

- SD-202-10109 PUBLIC SANITARY SEWER PLANS (PHASE 1)
- WA-202-20088 PUBLIC WATERLINE PLANS (PHASE 1)
- PD-204 PUBLIC PARKING & DRAINAGE PLANS (PHASE 1)
- SD-202-20024 PUBLIC SANITARY SEWER PLANS (PHASE 2)
- WA-202-20018 PUBLIC WATERLINE PLANS (PHASE 2)
- PD-210 PUBLIC PAVING & DRAINAGE PLANS (PHASE 2)
- PD-207 PRIVATE STORM SEWER DRAINAGE PLANS (PHASE 2)
- DP-248 PRIVATE DETENTION PLANS (PHASE 2)



**EXHIBIT B**

PRINT RECORD:  
 SET NO. 24-100-0000-0000 02/26/2024  
 02/26/2024

CONSTRUCTION DOCUMENTATION  
 NOT VALID FOR CONSTRUCTION

**OAK MIXED-USE DEVELOPMENT**  
 N. W. 50TH ST. & PENNSYLVANIA AVE  
 OKLAHOMA CITY, OKLAHOMA

**SMC**  
 SMC Consulting Engineers, P.C.  
 1400 N. W. 107th Street, Suite 200  
 Oklahoma City, Oklahoma 73127  
 PHONE: (405) 761-1111 FAX: (405) 761-1112  
 WEBSITE: www.smccoe.com

PROJECT NO. 24-100-0000  
 DATE: 02/26/2024  
 SCALE: 1" = 60'  
 DRAWN: P. BISH  
 CHECKED: L. HAMES  
 P.L. NUMBER: 18823

**MASTER DEVELOPMENT PLAN**  
 SHEET NO. C-1