

APPROVED

12-6-2022

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1455
MASTER DESIGN STATEMENT

September 28, 2022
October 6, 2022

PREPARED BY:

Community Health Centers of Oklahoma
Isabella Lawson and John A. Pettis, Jr.
12716 NE 36th St
Oklahoma City, OK 73084
405-924-9495
jpettis@communityhealthok.org

SPUD-1455 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 **O-2 General Office 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:

Low Impact Institutional: Neighborhood Related (8250.14)
Administration and Professional Office (8300.1)
Moderate Impact Institutional (8250.15)
Child Care Center (8300.25)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
Library Services and Community Centers (8250.11)

2. **Maximum Building Height:**

The base zoning district will regulate the building height requirements in this SPUD.

3. **Maximum Building Size:**

The base zoning district shall regulate the size of buildings in the SPUD.

4. Maximum Number of Buildings:

The base zoning district will determine the number of buildings in this SPUD.

5. Building Setback Lines:

The base zoning district shall regulate the setback requirements in this SPUD.

6. Sight-proof Screening:

Sight-proof screening shall not be required.

7. Landscaping:

The SPUD will meet all landscaping requirements in place at the time of development.

8. Signs:

8.1 Free standing accessory signs: One monument sign not to exceed 8 feet in height and 100 square feet in 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 not be permitted in this SPUD.

8.4 Electronic Message Display signs: EMD signs shall not be permitted in This SPUD.

9. Access: All access shall be from Dimple Drive.

II. Other Development Regulations:

1. Architecture: The base zoning district shall regulate the architectural requirements in this SPUD.

2. Open Space: Per base zoning district regulations.

3. Street Improvements: No street improvements are required

4. Site Lighting: The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters: Dumpsters shall be consolidated 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 all property lines adjacent to residential zoning/use.

6. **Parking:** Parking as exists at the time of approval of this SPUD shall be deemed to meet the parking requirements for all uses in the SPUD.
7. **Maintenance:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.
8. **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 C: Floor Plan

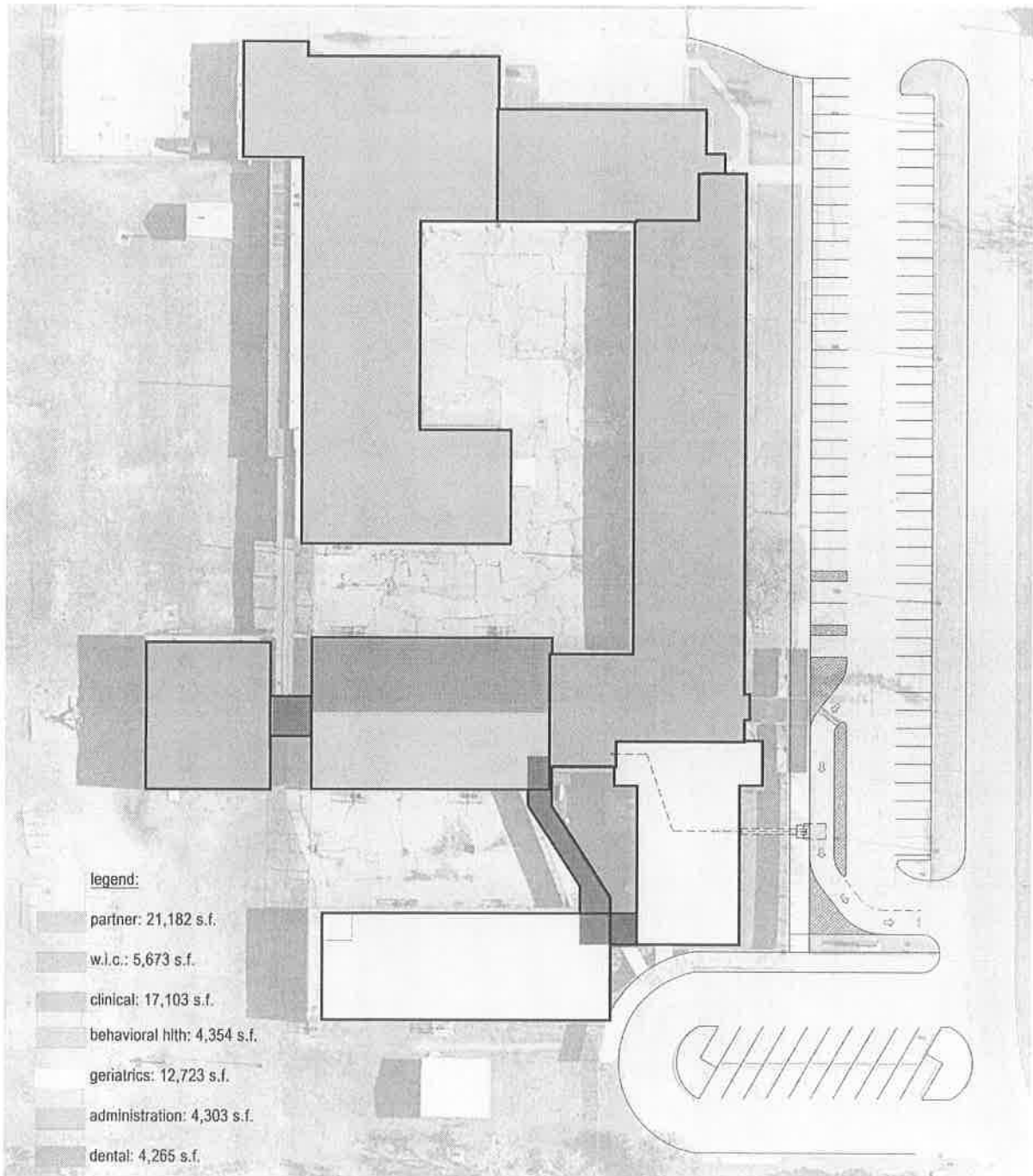
Exhibit A

SPUD-1455 – Legal Description

A parcel of land lying and being in the City of Oklahoma City, County of Oklahoma, State of Oklahoma; more particularly described as being in the NE/2, SE/4 of Section 19, T11N, R2W, described as follows: Beginning at the NE Corner of the W/2, NE/4, SE/4, Section 19, T11N, R2W, Thence S 0° 00' 14" W a distance of 600.0 feet; Thence N 89° 56' 00" W a distance of 820.0 feet; Thence N 0° 00' 14" E a distance of 600.0 feet; Thence S 89° 56' 00" E a distance of 820.0 feet to the point of beginning.

08.19.2022

EXHIBIT B



site plan
1"=50'-0"

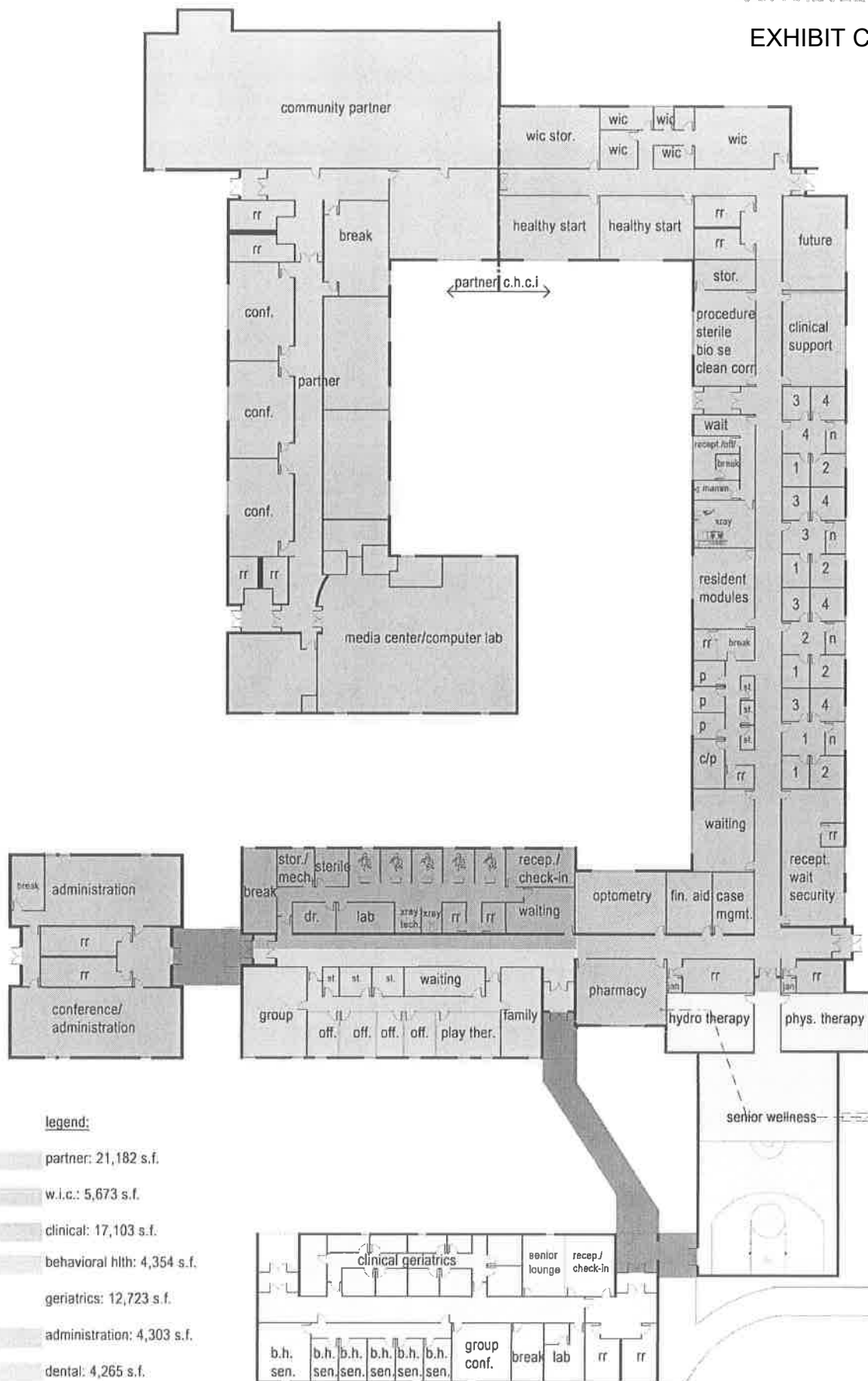
1
N

C.H.C.I. Highland Park

MASS ARCHITECTS.
BIG IDEAS.

08.19.2022

EXHIBIT C



floor plan

1/32"=1'-0"



C.H.C.I. Highland Park

MASS ARCHITECTS.
BIG IDEAS.