

APPROVED

8-29-2023

BY THE CITY COUNCIL

Amy H. Simpson CITY CLERK

SPUD-1539

MASTER DESIGN STATEMENT

234 SE 44th STREET

May 2023

July 17, 2023

City of Oklahoma City

Prepared by:

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AND

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SPUD-1539 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 this 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 SPUD. 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 it exists at the time of development of this SPUD. In the event of conflict between provisions of this SPUD and any 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 of the **I-2 Moderate Industrial District** (OKC Zoning Ordinance, 2020 as amended), except the following restrictions shall apply:

1. The following use will be the only use permitted on this site:

*(8350.7) Industrial, Moderate

All manufacturing activities shall take place indoors within a building.

No outdoor storage of materials or goods on the site.

2. Maximum Building Height: 45 feet & 2 Story
3. Maximum Building Size: 8,000 Square Feet
4. Maximum Number of Buildings: 1 primary structure (Existing building)
5. Building Setback Lines
 - Front: 25 Feet
 - Rear: None
 - Side: None
6. Sight Proof Screening:
 - Sight proof screening is required along the south and west property lines.

7. Landscaping:

Landscaping will not be required.

If the existing building is removed or demolished, new development will require screening and landscaping per Code.

8. Signs:

8.1 Freestanding Accessory Signs

One Freestanding Accessory Sign shall be allowed within this SPUD. Such accessory sign shall be a ground mounted monument sign with the maximum size being eight (8) feet high and 100 square feet in area. No pole signs will be allowed.

8.2 Attached Signs

In addition to the freestanding sign provided for in Section 8.1, a maximum of 200 square feet of attached signage shall be allowed to be placed on the face of the building.

8.3 Non-Accessory Signs

Non-Accessory signs are specifically prohibited in this SPUD.

8.4 Electronic Message Display Signs

Electronic message display signs are specifically prohibited in this SPUD.

9. Access:

The existing driveway will be used for this SPUD. One additional drive access onto SE 45th Street shall be allowed in the future.

10. Sidewalks:

No additional sidewalks shall be required.

II. Other Development Regulations:

1. Architecture:

The existing building will be the only primary structure in this SPUD.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Other:

Lighting: N/A

5. Dumpster:

- Dumpsters shall be consolidated and located within an area screened from view.
6. Parking:
Parking facilities shall be provided in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code. 2020, as amended.
Common Areas: N/A

III Supporting Documents

Exhibit A – Legal Description

Exhibit B – Site Plan

Exhibit C – Existing Building Photo

EXHIBIT "A"

LEGAL DESCRIPTION

234 SE 45th Street

A certain tract of land out of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven(11) North, Range Three (3) West more particularly described as; COMMENCING at the Northeast corner of what formerly Block 16 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appears on recorded plat thereof, which plat is recorded in Book 14 of Plats, page 67; Thence South along East line of what was said Block 16 to a point which was the Northeast corner of Block 15 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appeared on recorded plat thereof; being a distance of 365.1 feet and being the POINT OF BEGINNING; Thence west along North line of what was said Block 15 a distance of 100 feet; Thence South a distance of 140 feet, Thence East a distance of 100 feet to the East line of what was formerly said Block 15; Thence North a distance of 140 feet to the Northeast corner of what was formerly platted as said Block 15, and being the identical piece of land embraced in described as Lots 1, 2, 3, & 4 in Block Fifteen (15) of the original plat Spencer's South Oklahoma City Addition, as recorded in Book 14 of Plats at page 67, and which said plat is now vacated; and Beginning at the Northeast corner of Block 16, SPENCER'S OKLAHOMA CITY ADDITION; Thence South to the Northeast corner of Block Fifteen (15) of the vacated plat, being a distance of 365.1 feet, Thence West 100 feet to the point or place of beginning; Thence South 140 feet, Thence West 100 feet; Thence North 140 feet, Thence East 100 feet to the point of beginning being also known as Lots 5, 6, 7 & 8 in Block 15 SPENCER'S SOUTH OKLAHOMA CITY to Oklahoma City, Oklahoma.

Corrected June 15, 2023

Exhibit "B"

SE 44th STREET

60' R/W

EXISTING PAVING

200'
EXISTING
ACCESS DRIVE

140'

112'

EXISTING
BUILDING

70'

10'

10'

S STILES AVE

60' R/W



SCALE 1"=40'

SITE PLAN

234 SE 44th STREET
CITY OF OKLAHOMA CITY

A PART OF THE NW ¼, SECTION 22, T11N, R3W, L.M.
Oklahoma County, Oklahoma

ISCH & ASSOCIATES, INC.

1913 W 33RD STREET SUITE 110 - EDMOND - OKLAHOMA 73013
PHONE: 405-286-5696 FAX: 405-920-6120
Certificate of Authorization No. 1139 Exp. Date: 6-30-23

Exhibit "C"

