

**APPROVED**

8-29-2023

BY THE CITY COUNCIL

*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1542**

**MASTER DESIGN STATEMENT FOR**

**7500 S. Council Rd.**

**June 1, 2023**

**July 17, 2023**

**PREPARED BY:**

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**SPUD-1542 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. There will be two (2) tracts within this SPUD. Both Tract 1 and Tract 2 will be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all I-1 uses, the following use(s) shall be permitted within Tract 1:

- 8300.15 Automotive and Equipment: Heavy Repairs, Heavy Equipment
- 8300.21 Automotive and Equipment: Storage
- 8300.31 Construction Sales and Services
- 8350.15 Wholesaling, Storage, and Distribution: General

All I-1 uses shall be permitted within Tract 2.

2. **Maximum Building Height:**

Maximum building height for Tract 1 and Tract 2 shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

Maximum building size for Tract 1 and Tract 2 shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings for Tract 1 and Tract 2 shall be in accordance with the base zoning district.

**5. Lot Size:**

The minimum lot size for Tract 1 and Tract 2 shall be two (2) acres.

**6. Building Setback Lines**

Building setback lines shall be as follows:

Front: 25 feet

Side: 5 feet

Rear: 10 feet

**7. Sight-proof Screening:**

There shall be a 6-foot chain link fence around the property boundary of Tract 1.

Sight-proof screening shall be in accordance with the base zoning district within Tract 2.

**8. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

A 10-foot landscape buffer of canopy trees on 25-foot centers shall be required along the south boundary of the SPUD where adjacent to a residential use.

**9. Signs:**

**9.1 Free Standing Accessory Signs**

One freestanding sign shall be allowed per tract. Freestanding signs shall be ground/monument signs and shall be a maximum 8 feet high and 100 square feet in area.

**9.2 Attached Signs**

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

**9.3 Non-Accessory Signs**

Non-Accessory signs will be prohibited.

#### **9.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

#### **10. Access:**

There shall be one (1) access drive off of S. Council Rd. for Tract 1. There shall be one (1) access drive off of S. Council Rd. and one (1) access drive off of SW 74<sup>th</sup> St. for Tract 2.

#### **11. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

### **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, architectural metal, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

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

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

#### **3. Street Improvements:**

N/A.

#### **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.

#### **5. Dumpsters:**

Dumpsters shall be located and screened in accordance with the base zoning district.

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.

**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.

**III. Supporting Documents**

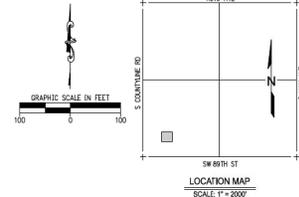
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A  
SPUD-1542  
Legal Description

Part of the Northwest Quarter (NW/4) of section Thirty – Two (32), Township Eleven (11)North, Range Four (4) West of the Indian Meridian , Oklahoma County, Oklahoma , more particularly described as follows; Beginning at the Northwest Quarter (NW/4) of said Section; Thence East 408 feet; Thence South 478.5 feet; Thence west 408 feet; Thence North 478.5 feet to the point of beginning.

# EXHIBIT B



OWNER/DEVELOPER  
PREMER WASTE, LLC



- NOTES**
- EXISTING ZONING IS A4. PROPOSED ZONING IS PUD.
  - ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARDS.
  - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARDS.
  - ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
  - ALL SANITARY SEWER LINES TO BE 8" DIA UNLESS NOTED OTHERWISE.
  - ALL WATER LINES TO BE 4" DIA UNLESS NOTED OTHERWISE.
  - FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF OKLAHOMA CITY STANDARDS AND SPECIFICATIONS.
  - FRONT YARD BUILDING LINE SETBACKS ARE 25'. SIDE YARD BUILDING LINE SETBACKS ARE 5'.
  - ALL ISLANDS AND/OR MEDANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF REZONED LANDS.
  - REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
  - OPEN SPACES WILL ALSO BE DRAINAGE EASEMENTS.
  - ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF OKLAHOMA CITY STANDARDS AND SPECIFICATIONS.
  - THE WATERLINE CONSTRUCTION WILL BE DESIGNED TO CONNECT NEW PIPE TO THE EXISTING PIPE ON THE WEST SIDE OF COUNCIL RD.
  - PARK LAND DEDICATION REQUIRED - 0.34 ACRES.

**LEGAL DESCRIPTION**

4.48± ACRES NW/4 OF SECTION 32  
T11N, R4W, I.M.

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF (INSERT NAME HERE). HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

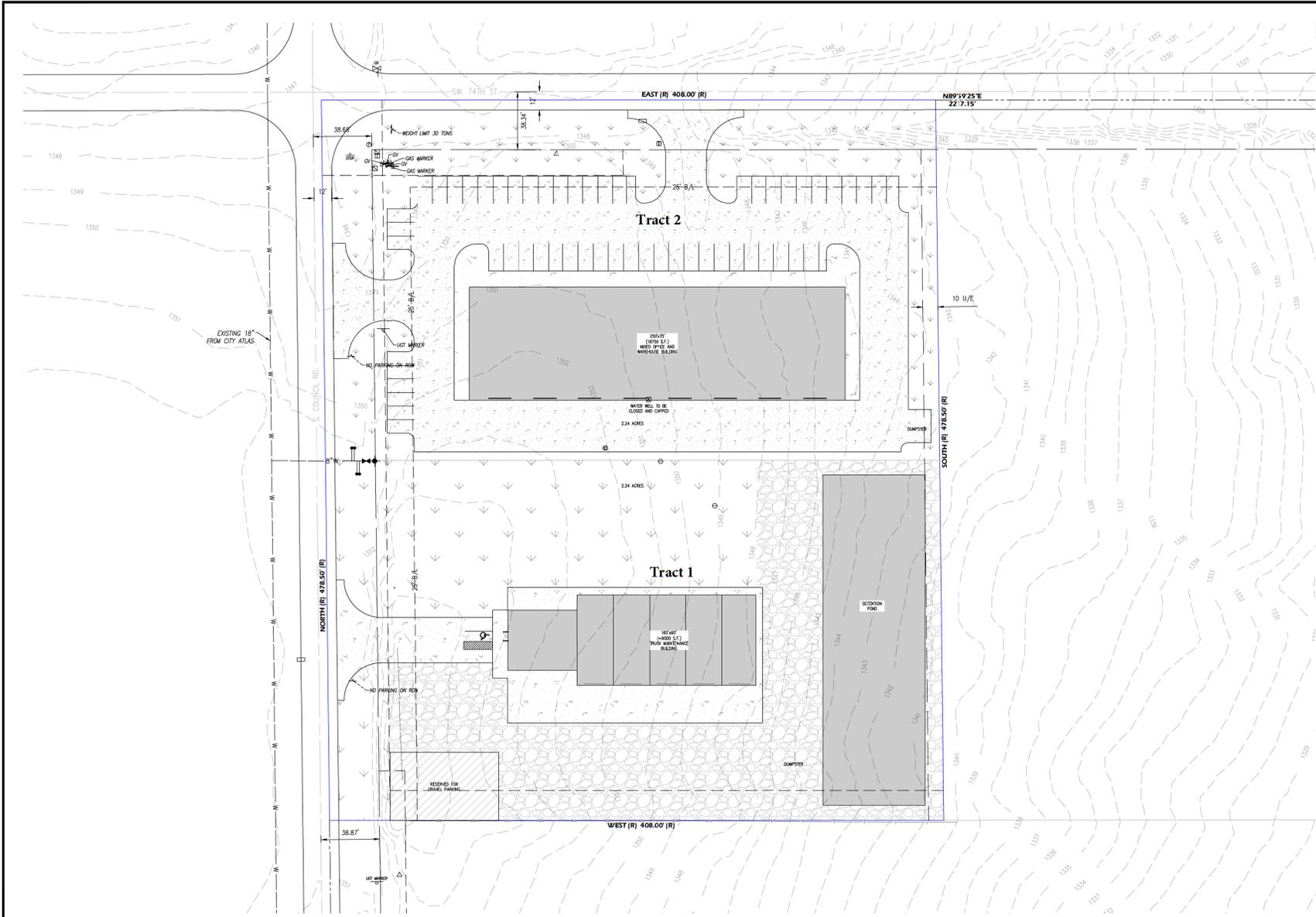
**PRELIMINARY CONCEPTUAL**

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**Crafton Tull**  
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SHEET NO:  
DATE:  
PROJECT NO:



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