

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1556**  
**MASTER DESIGN STATEMENT**

**July 18, 2023**  
**August 14, 2023**

**Applicant/ Representative:**

**Darrell W. Brewer Revocable Trust**

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# **SPUD-1556 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 regulations of the **C-1 Neighborhood Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses allowed with the C-1 District, the following uses shall be permitted on this site:

- 8300.34 Eating Establishments: Drive-In\*
- 8300.35 Eating Establishments: Fast Food\*
- 8300.36 Eating Establishments: Fast Food, with Drive-Thru Order Window

*\* Drive-thru call boxes and callbox speakers are not permitted for eating establishment uses. Pick up windows are permitted.*

2. **Maximum Building Height:** 35 feet and two stories.

3. **Maximum Building Size:** Per the base zoning district.
4. **Maximum Number of Buildings:** One
5. **Maximum Size of Buildings:** Per the base district.
6. **Building Setback Lines:** Per base zoning district.
7. **Sight-proof Screening:** Per base zoning district.
8. **Landscaping:** Per the landscape ordinance in place at the time of development, except that a 10-foot landscape buffer shall be required along the west boundary of the SPUD if adjacent to a residential use.
9. **Signs:**
  - 9.1 **Free standing accessory signs:** Per base zoning district
  - 9.2 **Attached signs:** Per base zoning district.
  - 9.3 **Non-Accessory Signs:** Non-accessory signs/billboards are prohibited.
  - 9.4 **Electronic Message Display signs:** EMD signs are prohibited.
10. **Access:** Access shall be from a maximum of one driveway on SE 89<sup>th</sup> Street.
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.

## 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:** Per the base zoning district.
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 in the southeast corner of the property 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

### **REQUIREMENT FOR SUBMITTAL**

LEGAL DESCRIPTION:

FENDRYCH SUB DIV E 125' LOTS 1-2 BLK 1

