

**APPROVED**  
6-21-16

BY THE CITY COUNCIL  
*Deborah Kasey*, CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

**May 12, 2016**

NE Corner of I-35 and Memorial Rd.

**SPUD 894**

**MASTER DESIGN STATEMENT**

**PREPARED BY:**

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## ***SPUD-894 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, 2010).

### **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, 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 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

#### **1. The following use(s) will be the only use(s) permitted on this site:**

- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennels and Veterinary, Restricted
- 8300.17 Automotive Vehicle Impound Yard and Damaged Vehicle Auctions shall meet all of the conditions set within Section 59-9350.14 with the exception of the 300 foot setback from residential
- 8300.23. Building Maintenance Services

- 8300.24 Business Support Services
- 8300.32 Convenience Sales and Personal Services
- 8300.45 Gasoline Sales, Large
- 8300.46 Gasoline Sales, Small: Restricted
- 8300.47 Gasoline Sales: Truck Stops
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted
- 8300.60 Personal Storage
- 8300.61 Repair Services: Consumer
- 8300.63 Retail Sales and Services: General
- 8350.3 Custom Manufacturing
- 8350.8 Industrial, Light
- 8350.10 Research and Development
- 8350.15 Wholesaling, Storage and Distribution: General
- 8350.16 Wholesaling, Storage and Distribution: Restricted

2. Maximum Building Height: Per I-1 Regulations
3. Maximum Building Size: Per I-1 Regulations
4. Maximum Number of Buildings: Per I-1 Regulations
5. Building Setback Lines: Per I-1 Regulations
6. Sight Proof Screening: No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed of stucco, brick, plastic panels, stone, wood, or iron and/or any combination thereof and shall be solid and opaque.
7. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. Signs:
  - 8.1 Freestanding Accessory Signs: All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight (8) feet high and 150 square feet in area and shall have no less than 20 square feet of landscaping at the base. No pole signs will be allowed.
  - 8.2 Attached Signs: Per I-1 Regulations.
  - 8.3 Non-Accessory Signs: Non-Accessory signs shall be prohibited in this SPUD.

- 8.4 Electronic Message Display Signs: Electronic Message Display Signs shall not be permitted within this SPUD.
9. Access: There shall be two (2) access point from I-35 Access Road and two (2) access points from NE 136<sup>th</sup> Street.
10. Sidewalk Regulations: Sidewalks shall not be required along the I-35 Access Road frontage.

II. Other Development Regulations:

1. Architecture: Exterior Building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry. No more than 30% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.
2. Open Space: N/A
3. Street Improvements: N/A
4. Other:
  - 4.1 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, 2010, as amended.
  - 4.2 Dumpsters: Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall that is compatible with the buildings and is of sufficient height to screen the dumpster from view.
  - 4.3 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, 2010, as amended.
  - 4.4 Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of all 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.

- 4.5 Outside Storage of Vehicles: All outside storage of vehicles and/or equipment shall be restricted to the east half of the SPUD.
- 4.6 The development shall preserve as many healthy trees on site as possible, particularly within the proposed landscape buffers.

### III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

## SPUD-894

### Legal Description – Tract 1

A part of the Southwest Quarter (SW/4) of Section Nine (9), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4;

THENCE South 89°48'01" West along the South line of said SW/4 a distance of 1650.00 feet;

THENCE North 00°16'12.5" west a distance of 33.00 feet to the North right of way line of Memorial Road, said point being the POINT or PLACE OF BEGINNING;

THENCE South 89°48'01" West along the right of way line a distance of 10.30 feet;

THENCE North 00°11'59" West along said right of way line a distance of 17.00 feet;

THENCE South 89°48'01" West along said right of way line a distance of 49.41 feet;

THENCE North 86°09'44" West along said right of way line a distance of 426.06 feet;

THENCE North 32°03'14" West along the East right of way line of I-35 a distance of 48.49 feet;

THENCE North 06°50'28" West along said right of way line a distance of 277.88 feet;

THENCE North 89°48'13" East a distance of 212.03 feet;

THENCE South 00°16'12" East a distance of 67.08 feet;

THENCE North 89°48'06" East a distance of 330.00 feet;

THENCE South 00°16'12" East a distance of 297.07 feet to the POINT or PLACE OF BEGINNING.

Said described tract 1 containing 3.4982 acres or 152,381.50 square feet, more or less.



1-35 & MEMORIAL TRACT





ORDINANCE NO. 25,412

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2010, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY. FK

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2010, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A part of the Southwest Quarter (SW/4) of Section Nine (9), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4; THENCE South 89°48'01" West along the South line of said SW/4 a distance of 1650.00 feet; THENCE North 00°16'12.5" west a distance of 33.00 feet to the North right of way line of Memorial Road, said point being the POINT or PLACE OF BEGINNING; THENCE South 89°48'01" West along the right of way line a distance of 10.30 feet; THENCE North 00°11'59" West along said right of way line a distance of 17.00 feet; THENCE South 89°48'01" West along said right of way line a distance of 49.41 feet; THENCE North 86°09'44" West along said right of way line a distance of 426.06 feet; THENCE North 32°03'14" West along the East right of way line of I-35 a distance of 48.49 feet; THENCE North 06°50'28" West along said right of way line a distance of 277.88 feet; THENCE North 89°48'13" East a distance of 212.03 feet; THENCE South 00°16'12" East a distance of 67.08 feet; THENCE North 89°48'06" East a distance of 330.00 feet; THENCE South 00°16'12" East a distance of 297.07 feet to the POINT or PLACE OF BEGINNING.

Said described tract 1 containing 3.4982 acres or 152,381.50 square feet, more or less.

~~SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 31st day of May, 2016.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 21st day of June, 2016.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 21st day of June, 2016.

ATTEST:

*Deanne Kersey*

CITY CLERK



*Mike Aum*

MAYOR

REVIEWED for form and legality.

*Susan Randall*

ASSISTANT MUNICIPAL COUNSELOR