

**A P P R O V E D**

11-10-2020

BY THE CITY COUNCIL  
*Dianne Kasey* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1249**

**MASTER DESIGN STATEMENT FOR**

**Council Business Park**

**August 6, 2020**

**August 11, 2020**

**September 22, 2020**

**September 28, 2020**

**PREPARED BY:**

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# **SPUD-1249 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).

## **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. 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.

This SPUD shall be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020), except as modified herein.

### **1. The following uses shall also be permitted with this SPUD:**

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Agricultural Processing: Limited (8150.2)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18) [This use unit is further restricted to prohibit outdoor display of vehicles. Rather, it is anticipated that this use unit would allow the sale of cars through an online sales function and not operate as a traditional automobile mall]
- Automotive and Equipment: Storage (8300.21) [This use unit is further limited to prohibit any outdoor storage]
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Building Maintenance Services (8300.23)

Business Support Services (8300.24)  
Child Care Centers (8300.25)  
Communications Services: Limited (8300.29)  
Construction Sales and Services (8300.31)  
Convenience Sales and Personal Services (8300.32)  
Custom Manufacturing (8350.3)  
Dwelling Units and Mixed Uses (8200.2)  
Eating Establishments: Drive-In (8300.34)  
Eating Establishments: Fast Food (8300.35)  
Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)  
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)  
Food and Beverage Retail Sales (8300.41)  
Funeral and Interment Services: Undertaking (8300.44)  
Gasoline Sales, Large (8300.45)  
Industrial, Light (8350.8)  
Laundry Services (8300.48)  
Light Public Protection and Utility: General (8250.12)  
Light Public Protection and Utility: Restricted (8250.13)  
Lodging Accommodations: Commercial Lodging (8300.51)  
Low Impact Institutional: Neighborhood-Related (8250.14)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Participant Recreation and Entertainment: Indoor (8300.55)  
Personal Services: General (8300.58)  
Personal Services: Restricted (8300.59)  
Personal Storage (8300.60)  
Repair Services: Consumer (8300.61)  
Research Services: Restricted (8300.62)  
Retail Sales and Services: General (8300.63)  
Senior Independent Living (8200.13)  
Wholesaling, Storage and Distribution: Restricted (8350.16)

**2. Maximum Building Height:**

The maximum building height within this SPUD shall be governed by the base zoning district.

**3. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**4. Minimum Lot Size:**

There shall be no minimum lot size within this SPUD.

**5. Building Setback Lines:**

There shall no interior building setback requirements. Perimeter setback regulations shall be as follows:

North: 10'

West: 5'

South: 5'

East: 0'

**6. Sight-proof Screening:**

Perimeter fencing to be provided along the South, North and West property lines. Said fence shall be no less than six feet and no greater than eight feet in height. Said fence may be constructed of wood and or decorative metal, except that solid metal panel fences shall be prohibited.

**7. Landscaping:**

A five-foot landscape buffer shall be provided along the North and West boundaries of the SPUD. Trees planted on an average 30-foot centers shall be provided with the buffers. Additionally, a tree shall be required within each parking lot island within the SPUD. No other landscaping requirements within Section 59-11250 shall apply.

**8. Signs:**

**8.1 Freestanding Accessory Signs:**

There shall not be any freestanding signs within this SPUD.

**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 be prohibited within this SPUD.

**8.4 Electronic Message Display Signs:**

Electronic Message Display signs shall be prohibited within this SPUD.

**9. Access:**

Primary access shall be from Council Road via a shared private access with the property to the east. Shared access between surrounding properties is permitted. The SPUD is not required to have frontage on a public street.

Access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted common area and/or platted access easement designated for access purposes. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.

A 4-foot sidewalk will be constructed as presented in the exhibit.

**10. Parking Regulations:**

Parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

An individual platted lot is not required to provide on-site parking. Required parking and maneuvering may be provided within a platted common area and/or private access easement. Off-site shared parking and maneuvering shall be permitted in order to comply with parking requirements. Parking provided in front of overhead doors shall be permitted to be counted towards required parking requirement.

**II. Other Development Regulations:**

**1. Architecture:**

Regulations for structures within this SPUD shall be as provided in the I-1 Light Industrial District.

**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, 2020, as amended.

**4.2 Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**4.3 Dumpsters:**

Dumpsters shall be consolidated where practical and shall be placed no closer than 10 feet from all property lines adjacent to residential use.

**4.4 Platting:**

Platting shall be required within this SPUD.

SPUD parcel and/or platted lots are not required to have frontage on an approved street. Access and frontage for individual platted lots shall be permitted from private drives. The private drive shall be placed within a platted common area and/or platted access easement designated for access purposes. A property owners association through the use of recorded covenants and restrictions shall govern maintenance of the private drive.

**4.5 Overhead Doors**

Overhead doors shall be permitted in locations as depicted on Exhibit B. Any overhead doors that are on the easternmost buildings and face east, shall consist of glass and metal and be storefront like in appearance.

**III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Site Plan – Conceptual

# EXHIBIT A

## LEGAL DESCRIPTION

SPUD Tract  
Leadership Real Estate, LLC  
Oklahoma City, Oklahoma

August 4, 2020

A tract of land lying in the Southeast Quarter (SE/4) of Section Thirty (30), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being particularly described as follows:

**COMMENCING** at the Northeast corner of said Southeast Quarter (SE/4);

THENCE South 00°07'04" East, along the East line of said Southeast Quarter (SE/4), a distance of 1,478.30 feet to the Southeast corner of the Special Warranty Deed recorded at Book 13876, Page 1705, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE South 89°51'33" West, along the South boundary line of said Special Warranty Deed, a distance of 179.61 feet to the **POINT OF BEGINNING**;

THENCE South 00°08'27" East, perpendicular to said South boundary line, a distance of 200.52 feet;

THENCE South 89°52'51" West, a distance of 355.07 feet to a point on the South line of said Special Warranty Deed;

THENCE along the South boundary line of said Special Warranty Deed for the following Two (2) courses:

1. North 00°08'27" West, a distance of 200.39 feet;
2. North 89°51'33" East, a distance of 355.07 feet to the **POINT OF BEGINNING**.

Said tract of land containing 71,175 square feet or 1.6340 acres, more or less.

The basis of bearings for the above-described tract of land is a bearing of South 00°07'04" East along the East line of said Southeast Quarter (SE/4).

Prepared by Durham Surveying, Inc.  
Jon Glazier, PLS No. 1720

