

# APPROVED

7-13-12

BY THE CITY COUNCIL  
*Sharon Hester* CITY CLERK

## ***SPUD-672 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 regulation of the **I-2 Moderate Industrial District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

1. All permitted conditional, special permit and special exception uses identified within the I-2 district shall apply, subject to their appropriate review procedures and subject to the following additional use restrictions:

The following uses will be the only uses permitted within this SPUD:

Dwelling Units and Mixed Uses (8200.2)

Light Public Protection and Utility: General (8250.12)  
Administrative and Professional Office (8300.1)  
Adult Day Care (8300.2)  
Agricultural Supplies and Services (8300.4)  
Animal Sales and Services: Grooming (8300.8)  
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)  
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)  
Convenience Sales and Personal Services (8300.32)  
Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)  
Food and Beverage Retail Sales (8300.41)  
Gasoline Sales, Large (8300.45)  
Laundry Services (8300.48)  
Medical Services: Restricted (8300.53)  
Medical Services: General (8300.52)  
Participant Recreation and Entertainment: Indoor (8300.55)  
Personal Services: Restricted (8300.59)  
Personal Services: General (8300.58)  
Repair Services: Consumer (8300.61)  
Research Services: Restricted (8300.62)  
Retail Sales and Services: General (8300.63)  
Spectator Sports and Entertainment: Restricted (8300.69)  
Spectator Sports and Entertainment: General (8300.67)  
Personal Storage (8300.60)  
Custom Manufacturing (8350.3)  
Wholesaling, Storage and Distribution: Restricted (8350.16)  
Light Industrial (8350.8)  
Research and Development (8350.10)

*Limit the following uses to interior only:*

Automotive and Equipment: Automobile Dealerships and Malls (8300.18)  
Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (mobile) Homes and Recreational Vehicles (8300.20)  
Automotive and Equipment: Sales and Rentals, Farm & Heavy Equipment (8300.19)  
Landry Services (8300.48)  
Personal Storage (8300.60)  
Custom Manufacturing (8350.3)

*Limit the Moderate Industrial Use (8350.7) as follows:*

Remove Steel Mill

Remove Saw Mill  
Remove Truck Wash  
Remove Rock or Stone Sales  
All uses must be interior

The following permitted uses are further limited to uses associated with the manufacture, repair, research, processing and/or assembly of products and goods, and the manufacture, repair, research, processing and/or assembly of accessory parts utilized in the restoration and repair of aircraft and recreational vehicles:

Automotive & Equipment: Heavy Repairs & Heavy Equipment (8300.15)  
Automotive & Equipment: Sales & Rentals, Farm & Heavy Equipment (8300.19)

The following additional uses shall be permitted:

Low Impact Institution: Neighborhood Related (8250.14) (further limited to a church and church-related activities)  
Emergency Shelters and Feeding Sites (8250.7) (further limited to a food pantry)

Outdoor Storage: The outdoor storage of materials and equipment is expressly prohibited; however, vehicles and trailers used in the day-to-day operation of on-site businesses may be parked outdoors.

2. Maximum Building Height: N/A
3. Maximum Building Size: N/A
4. Maximum Number of Buildings: N/A
5. Building Setback Lines  
Front: N/A  
Rear: N/A  
Sides: N/A
6. Sight-proof Screening: Screening, as shown on Exhibit B, shall be maintained and no additional screening shall be required.
7. Landscaping: Existing landscaping shall be maintained unless additional parking necessitates removal of existing landscaping in which case such landscaping shall be

replaced. Should trees be removed, replacement trees shall be a minimum caliper of three inches and one tree shall be replaced for each tree removed.

8. Signs:

Only one free standing sign shall be permitted at the site. The sign shall have a maximum height of 30 feet and maximum surface area of 128 square feet per side. The sign must be located along the frontage of NW 63rd Street. Wall mounted signs each with a maximum size of 32 square feet will be permitted for each tenant. The "POD" sign will be removed once the present owner vacates or sells the property.

Any new freestanding signs within this PUD shall be ground signs with the maximum size being eight feet high and 100 square feet in area. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed.

EMD Signs will be specifically prohibited in this SPUD.

Non-accessory Signs will be specifically prohibited in this SPUD.

9. Access: Access shall be from two driveways as illustrated on the Master Development Plan/Conceptual Plan, one from N.W. 63rd street and one from Lyrewood Lane. Truck traffic shall be permitted from the Lyrewood Lane access.

10. Sidewalks: Existing sidewalks, as shown on Exhibit B, shall remain. Additional parking or access may cross existing sidewalks.

II. Other Development Regulations:

1. Architecture: Exterior metal surface shall be permitted for the two existing buildings shown on Exhibit B, identified as the Master Development Plan/Conceptual Plan. Construction of new buildings on the property shall comply with current development regulation requirements as they pertain to parking, landscaping, architectural controls, setbacks, height, etc. in the Oklahoma City Municipal Code. This provision applies only to construction of new buildings on the site.

2. Open Space: N/A

3. Street Improvements: N/A

4. Other:

Individual storage units related to the personal storage use unit shall not exceed 1,500 (Fifteen Hundred) square feet.

**IV. Supporting Documents**

- Exhibit A: Legal Description**
- Exhibit B: Master Development/Conceptual Plan Map**
- Exhibit C: Topographic Map**

LEGAL FOR SPOD672

Attached Exhibit A

A part of Block "D", WOODLAKE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, located in the Southwest Quarter of Section 4, Township 12 North, Range 4 West of the Indian Meridian, being more particularly described as follows: COMMENCING at the Northeast corner of said Block D, said point also being the Southeast corner of Lot 1, Block 6, Woodlake Addition; Thence Southwesterly along a curve to the left, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 15°52'43" West a chord distance of 249.78 feet) an arc length 251.03 feet to the POINT OF BEGINNING; Thence Southwesterly, continuing along said curve, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 03°23'06" West a chord distance of 65.46 feet) an arc length of 65.49 feet; Thence South 00°48'00" West a distance of 407.22 feet to the Southeast corner of said Block D; Thence North 89°12'00" West along the Southerly line of Block D, a distance of 464.61 feet; Thence North 00°06'40" East a distance of 794.00 feet to the Northwest corner of said Block D; Thence South 89°53'20" East along the North line of said Block D a distance of 305.82 feet; Thence South 00°06'40" West a distance of 327.04 feet; Thence South 89°53'20" East a distance of 167.39 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A tract of land being a part of the Southwest Quarter of Section 4, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma. Also being a part of Block "D", WOODLAKE ADDITION and being more particularly described as follows: Beginning at the Northwest corner of said Block D; Thence South 89°53'20" East, along and with the North line of Block D a distance of 305.82 feet; Thence South 00°06'40" West, departing said North Line a distance of 515.87 feet; Thence North 89°39'28" West, a distance of 305.82 feet to a point on the West line of said Block D; Thence North 00°06'40" East, along and with the West line of Block D a distance of 514.64 feet to the POINT OF BEGINNING.

TAX ID #14-455-1200

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Doc. Stamps: \$.00  
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Exhibit B

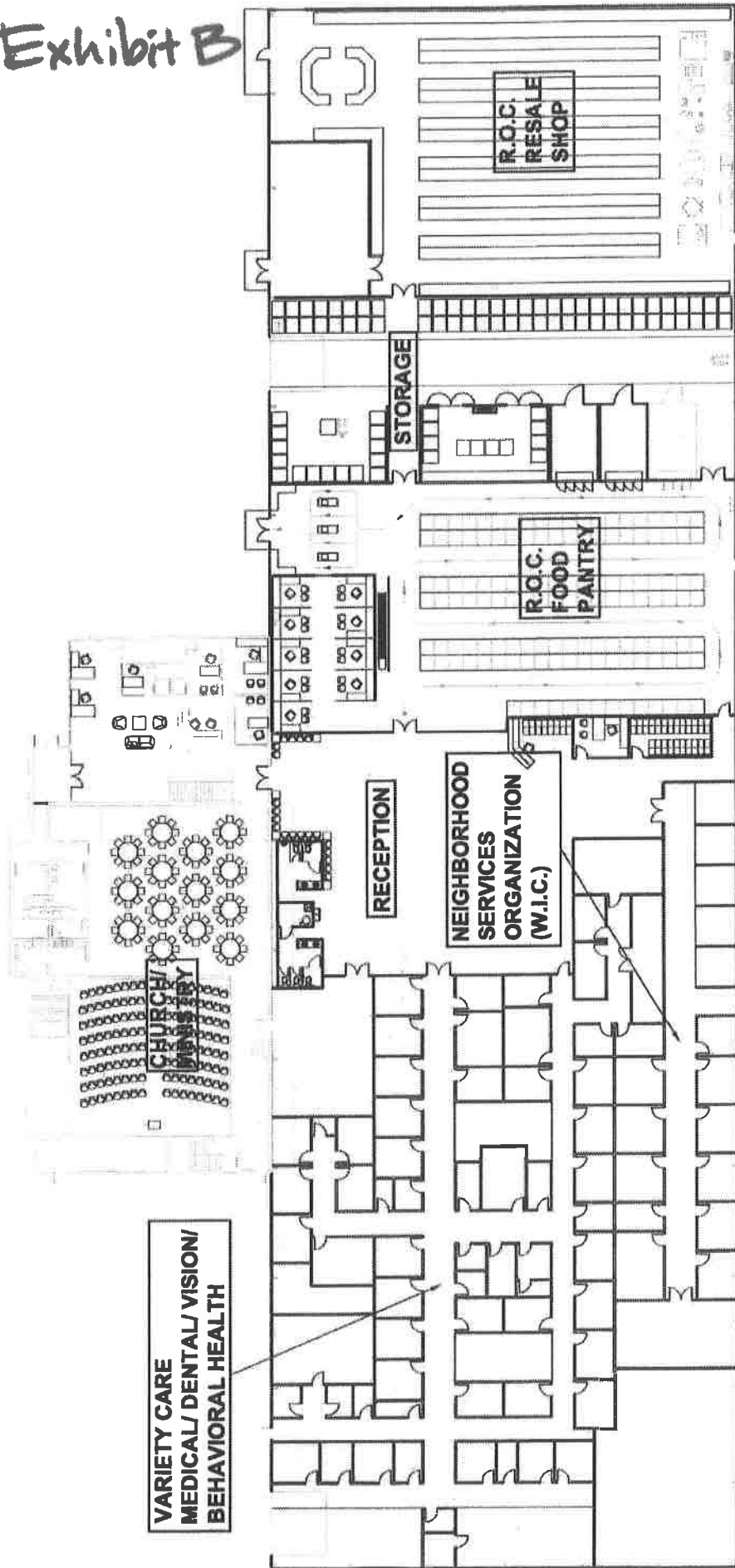






Exhibit C

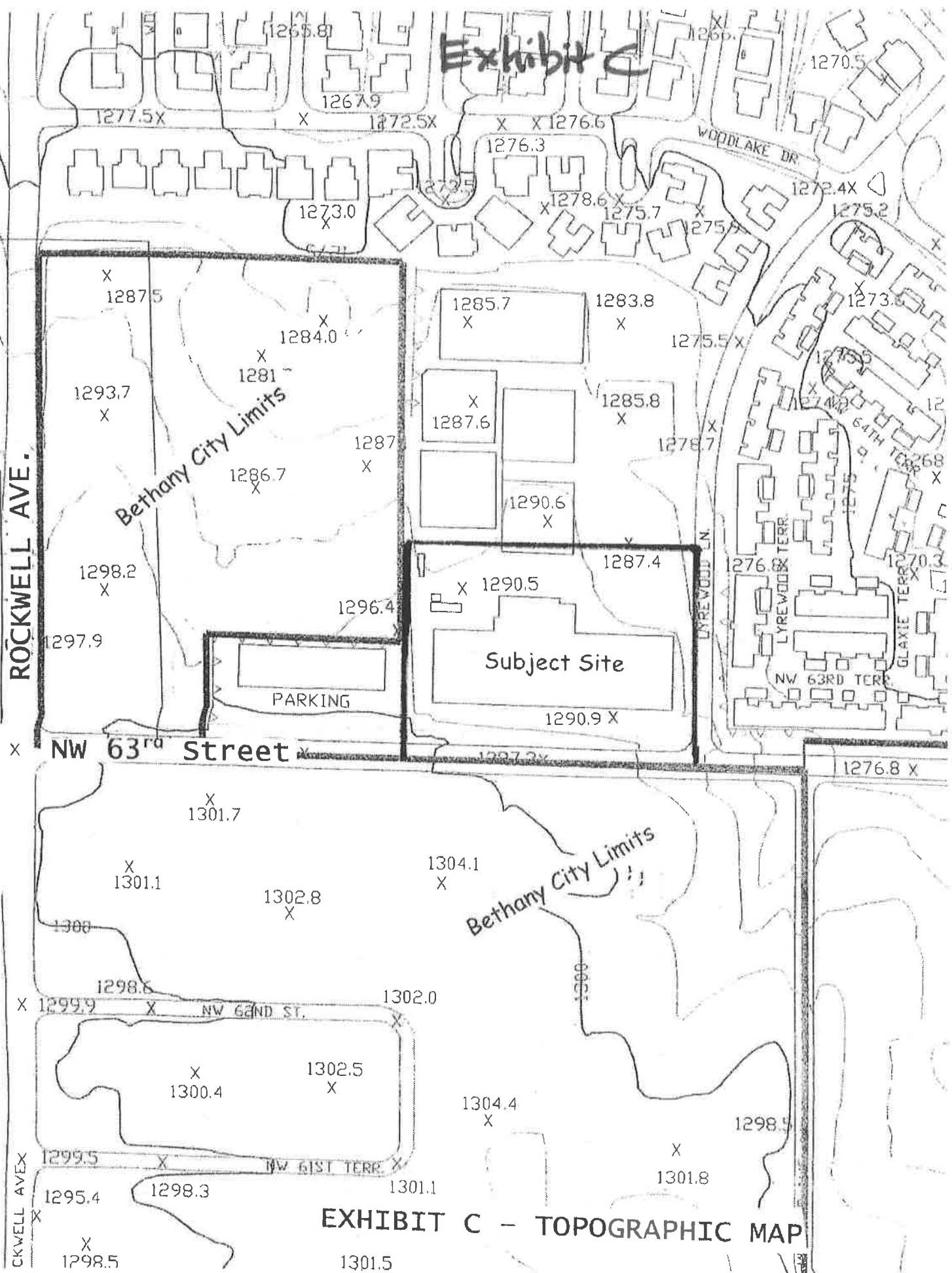


EXHIBIT C - TOPOGRAPHIC MAP

ORDINANCE NO. 24,513

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 Block "D", WOODLAKE, an Addition to Oklahoma City, Oklahoma County, Oklahoma as shown by the recorded plat thereof, located in the Southwest Quarter of Section 4, Township 12, North Range 4 West of the Indian Meridian, being more particularly described as follows: COMMENCING at the Northeast corner of said Block D, said point also being the Southeast corner of Lot 1, Block 6, Woodlake Addition; Thence Southwesterly along a curve to the left, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 15°52'43" West a chord distance of 249.78 feet) an arc length 251.03 feet to the POINT OF BEGINNING; Thence Southwesterly, continuing along said curve, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 03°23'06" West a chord distance of 65.46 feet) an arc length of 65.49 feet; Thence South 00°48'00" West a distance of 407.22 feet to the Southeast corner of said Block D; Thence North 89°12'00" West along the Southerly line of Block D, a distance of 464.61 feet; Thence North 00°06'40" East a distance of 794.80 feet to the Northwest corner of said Block D; Thence South 89°53'20" East along the North line of said Block D a distance of 305.82 feet; Thence south 00°06'40" West a distance of 327.04 feet; Thence South 89°53'20" East a distance of 167.39 feet to the POINT OF BEGINNING. Less and Except A Tract of land being a part of the Southwest Quarter of Section 4, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma. Also being a part of Block "D", Woodlake Addition and being more particularly described as follows: Beginning at the Northwest corner of said Block D; Thence South 89°53'20" East, along and with the North line of Block D a distance of 305.82 feet; Thence South 00°06'40" West, departing said North line a distance of 515.87 feet; Thence North 89°39'28" West, a distance of 305.82 feet to a point on the West line of said Block D; Thence North 00°06'40"

~~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 12th day of June, 2012.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 31st day of July, 2012.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 31st day of July, 2012.

ATTEST:  
*Travis Berry*  
CITY CLERK



*Phil Curtis*  
MAYOR

REVIEWED for form and legality.  
*Gaul Burnett*  
ASSISTANT MUNICIPAL COUNSELOR