

APPROVED
11-19-19

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BY THE CITY COUNCIL
Dianne K. Hester, CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1137

MASTER DESIGN STATEMENT FOR

3034 SW 13th St.

June 18, 2019
July 24, 2019
August 13, 2019
August 23, 2019
September 17, 2019
November 18, 2019

PREPARED BY:

Williams, Box, Forshee & Bullard, P.C.
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080
405-236-5814 fax
dmbox@wfbflaw.com

SPUD-1137 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.

This site will be developed in accordance with the regulations of **I-1 Light Industrial District and the Scenic River Overlay Design District (SRODD)** (OKC Zoning Ordinance, 2010), except as modified herein.

1. The following uses shall be the only uses permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.29 Communications Services: Limited
- 8300.31 Construction Sales & Services
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8300.44 Funeral & Interment Services: Undertaking
- 8150.7 Horticulture
- 8350.8 Industrial, Light
- 8300.48 Laundry Services
- 8250.12 Light Public Protection & Utility: General

8250.13 Light Public Protection & Utility: Restricted
 8300.52 Medical Services: General
 8300.53 Medical Services: Restricted
 8300.55 Participant Recreation & Entertainment: Indoor
 8300.58 Personal Services: General
 8300.59 Personal Services: Restricted
 8300.61 Repair Services: Consumer
 8350.10 Research and Development
 8300.62 Research Services: Restricted
 8300.63 Retail Sales and Services: General
 8300.66 Signs: Non-Accessory

Outdoor Sales & Display, & Outdoor Storage shall be specifically prohibited in this SPUD.

2. Maximum Building Height:

The maximum building height within this SPUD shall be in accordance with I-1 Regulations.

3. Maximum Building Size:

The maximum building size within this SPUD shall be in accordance with I-1 Regulations.

4. Building Setback Lines:

The building set back lines within this SPUD shall be as follows:

Front yard: maximum 30 ft. (per SRODD)
Side yard: none (per SRODD); abutting R-1, minimum 25 ft.
Rear yard: none (per SRODD); abutting R-1, minimum 15 ft.

5. Landscaping:

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

6. Signs:

6.1 Freestanding Accessory Signs:

Each freestanding accessory sign shall be a ground (monument) sign with the maximum size being 10 feet high and 75 square feet in area and shall have no less than 25 square feet of landscaping at the base. Each sign shall be covered with a material consistent with the commercial buildings it serves. No pole signs will be allowed for the accessory signs.

6.2 Attached Signs:

Each business within this SPUD shall be permitted one attached sign, which shall meet the requirements of Oklahoma City Municipal Code, 2010, as amended.

6.3 Non-Accessory Signs:

One non-accessory pole sign shall be permitted in this SPUD with a maximum height of 50 feet. Said sign shall be 14' X 48' V-Type EMD level 1. Each sign face has a display area of 672 square feet facing North and South. The pole shall be covered with materials consistent with the buildings located on the subject site. The non-accessory sign shall be equipped with light directing louvers to direct the light from the sign toward the highway and away from the neighborhood.

6.4 Electronic Message Display Signs:

Electronic Message Display signs shall be permitted within this SPUD for the non-accessory sign at level 1.

7. Access:

One (1) access drive allowed on S. Drexel Avenue and one access drive from SW 13th Street shall be allowed in this SPUD.

8. Sidewalk Regulations:

The sidewalks within this SPUD shall be in accordance with SRODD regulations and guidelines.

9. Parking Regulations:

The parking regulations within this SPUD shall be in accordance with I-1 Regulations, except that the parking shall be located behind any building and shall comply with SRODD regulations and guidelines.

II. Other Development Regulations:**1. Architecture:**

Per SRODD regulations and guidelines.

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 and SRODD regulations and guidelines.

4.2 Dumpsters:

Any dumpsters within this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12200 of the Oklahoma City Municipal Code, 2010, as amended.

4.3 Common Areas:

N/A.

4.4 Material:

Material shall be permitted to be stored outside on the property and shall be permitted to be stacked to a maximum height of eight (8) feet and shall be screened with eight (8) feet tall sight-proof fencing.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Conceptual Master Development Site Plan

Exhibit A

Legal Description

**Lots 17 through 24, inclusive, Block One (1), West Packinghouse View
Addition to Oklahoma City, Oklahoma County, Oklahoma.**

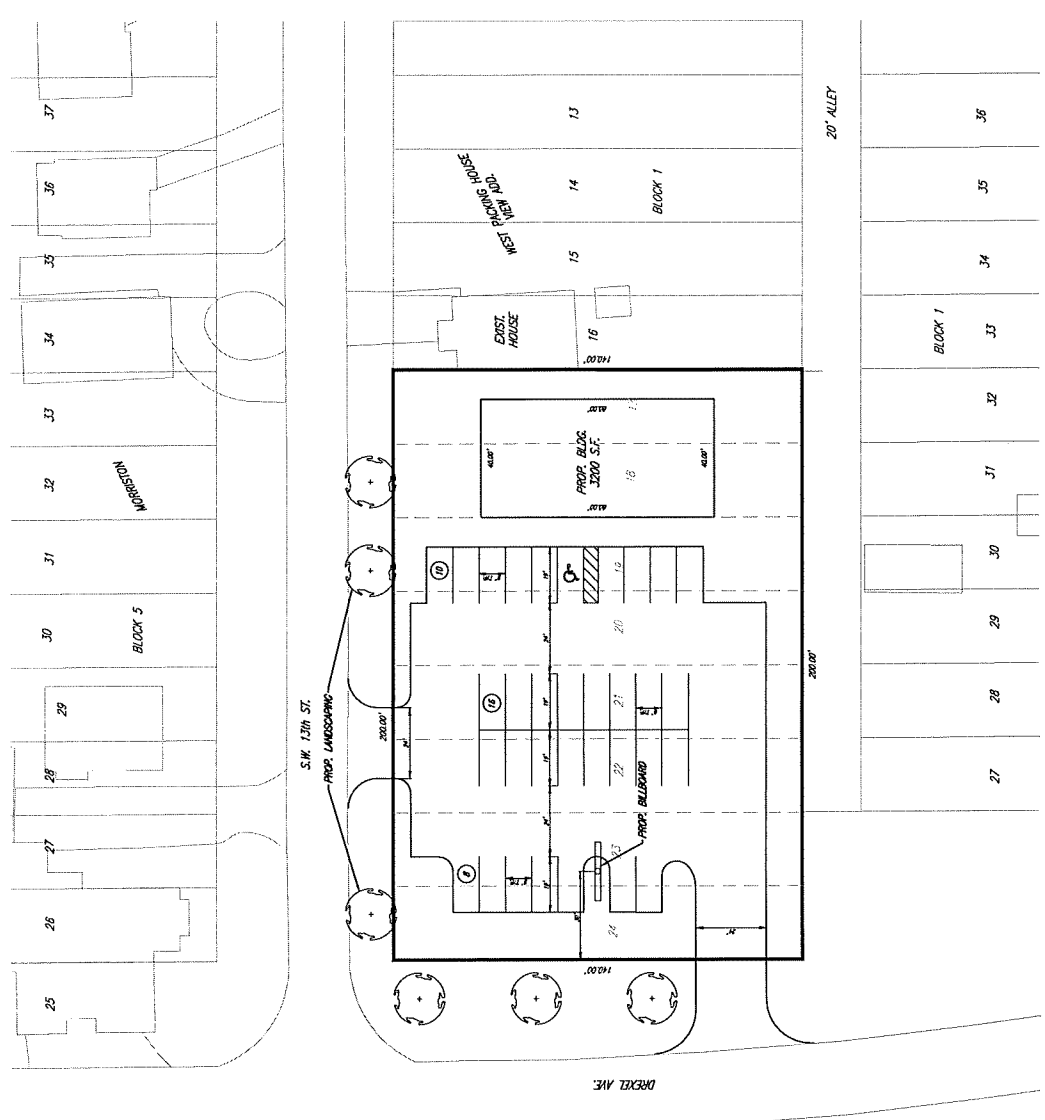
Preliminary Site Plan

SMG
S.M.G. Consulting Engineers, P.C.
115 East 15th, Oklahoma City, Oklahoma 73104
Tel: 405-232-7718 Fax: 405-232-7719
www.smge.com

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FOX BRICK - 1460 S. DREXEL
LOTS 17-26, BLOCK 1
WEST PACKING HOUSE FIRE ADDITION
S.W. 13th St. & DREXEL AVE.
OKLAHOMA CITY, OKLAHOMA

THIS PLAN IS A PRELIMINARY SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OKLAHOMA CITY, OKLAHOMA.



SPUD-1137

Published in The Journal Record November 20, 2019

ORDINANCE NO. 26,315

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:

Lots 17 through 24, inclusive, Block One (1), West Packinghouse View Addition to Oklahoma City, Oklahoma County, Oklahoma.

~~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.~~

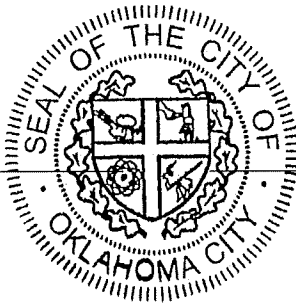
INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 8th day of October, 2019.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 19th day of November, 2019.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 19th day of November, 2019.

ATTEST:

Aracelis Kelsey
CITY CLERK



James G. ...
VICE MAYOR

REVIEWED for form and legality.

Paul Brunner
ASSISTANT MUNICIPAL COUNSELOR