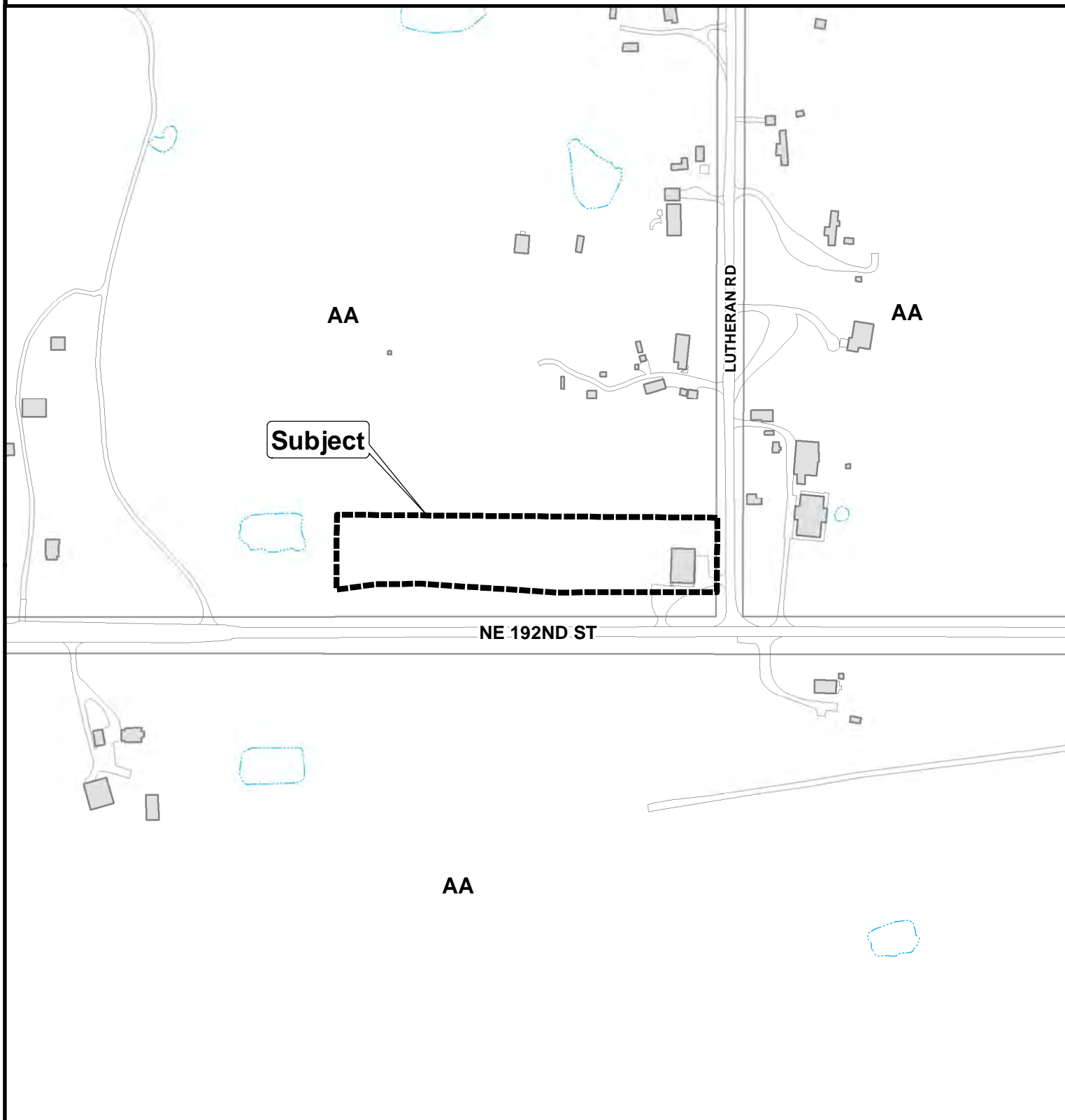


Case No: SPUD-1695 Applicant: Gold Jack Properties, LLC
Existing Zoning: AA
Location: 19301 Lutheran Rd.

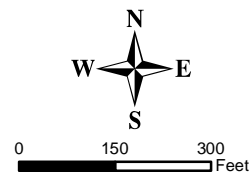


Note: "Subject" is located approximately 1,747' West of N. Peebly Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

Highway 66 & Lutheran Rd.

November 20, 2024

PREPARED BY:

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SPUD- 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 regulation of the **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8150.2	Agricultural Processing: General
8150.3	Animal Raising: Commercial
8150.5	Animal Raising: Personal
8300.9	Animal Sales and Services: Horse Stables
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8250.3	Community Recreation: Property Owners Association
8250.2	Community Recreation: General
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.40	Family Day Care Homes
8150.6.3	Greenhouse
8150.6.4	Home Garden
8150.6.5	Hoop House
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted

8300.50	Lodging Accommodations: Campgrounds [including pickleball and event space]
8300.51	Lodging Accommodations: Commercial Lodging [limited to cabins and including pickleball and event space]
8250.14	Low Impact Institutional: Neighborhood-Related
8200.5	Low Impact Institutional: Residential-Oriented
8200.7	Manufactured (Mobile) Home Residential
8250.16	Murals
8150.8	Row and Field Crops
8200.14	Single-Family Residential

2. Maximum Building Height:

Maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size and Lot Coverage:

Maximum building size shall be in accordance with the base zoning district. The maximum lot coverage within this SPUD shall be in accordance with the base zoning district, except that lot coverage associated with use units 8300.50 and 8300.51 shall be 100%

4. Maximum Number of Buildings:

There shall be a maximum of fifteen (15) structures within this SPUD.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

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 On-Premise Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Off-Premise Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access may be taken from Highway 66 and Lutheran Rd.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

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, rock or stone masonry, siding, architectural metal, 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. Exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

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 within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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
Legal Description

Lot THIRTY (30), H & L # 10: a tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the I.M., more particularly described as follows: Commencing at the Southeast (SE) corner of the Southeast Quarter (SE/4) of said Section; thence North 89°33' 28" West 1711.08 feet to the true point of beginning; thence North 89°33' 28" West a distance of 880.00 feet; thence North 0°12' 56" East a distance of 250.00 feet; thence South 89°33' 28" East a distance of 880.00 feet; thence South 0°12' 56" West a distance of 250.00 feet to the point of beginning. LESS AND EXCEPT the East 30 feet thereof and LESS AND EXCEPT A strip, piece or parcel of land lying in part of the SE/4, Section 20, Township 14 North, Range 1 East, I.M., Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the Southwest corner of said SE/4, thence N 00°09'47" W along the West line of said SE/4 a distance of 82.80 feet, thence N 82°15'16" E. a distance of 92.30 feet, thence N 89°50'57" E a distance of 100.00 feet, thence S 86°20'12" E a distance of 300.67 feet, thence N 89°50'57" E a distance of 388.49 feet, thence S 00°09'46" E a distance of 80.20 feet to a point on the South line of said SE/4, thence N 89°48'45" W along said South line a distance of 880.00 feet to the point of beginning.

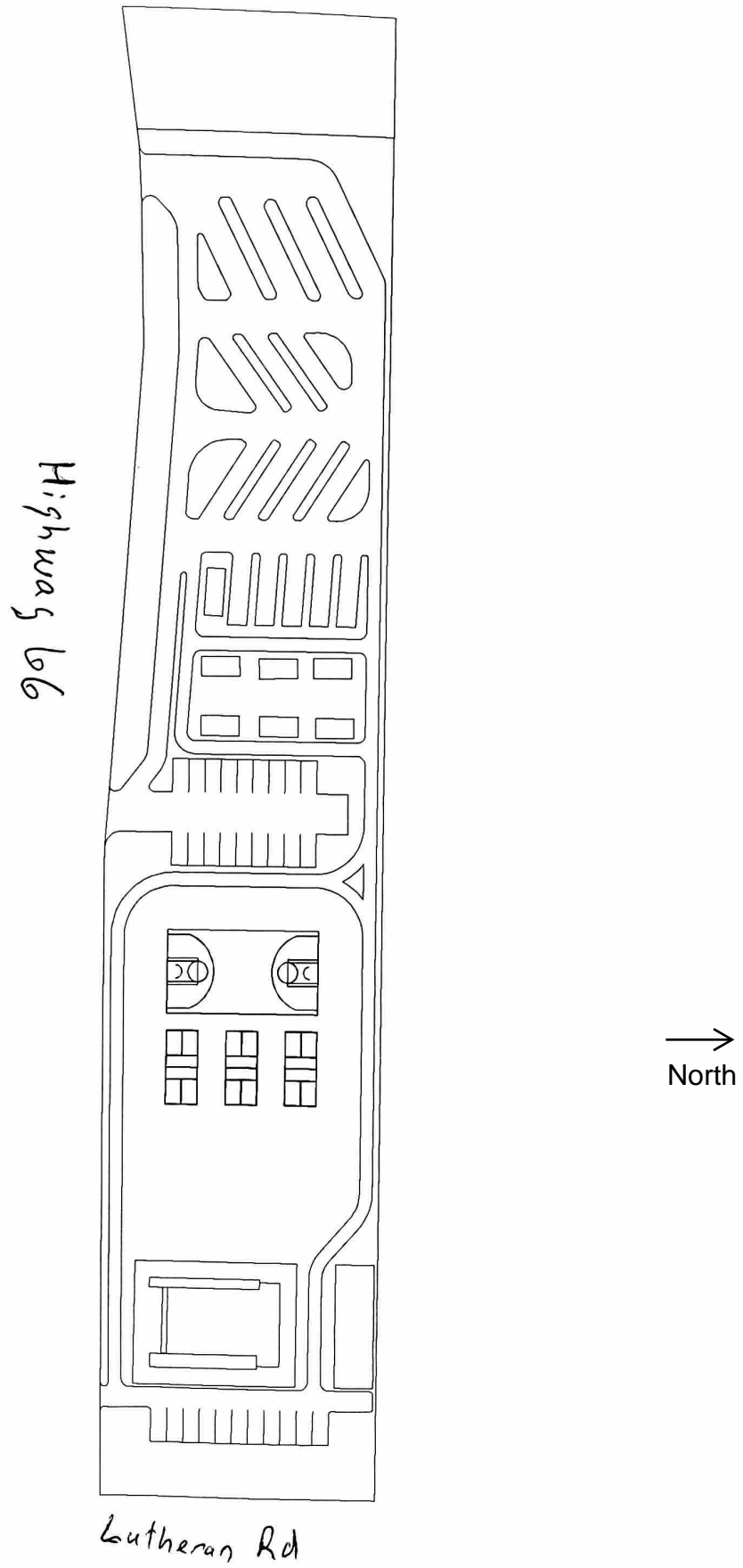


Exhibit C

