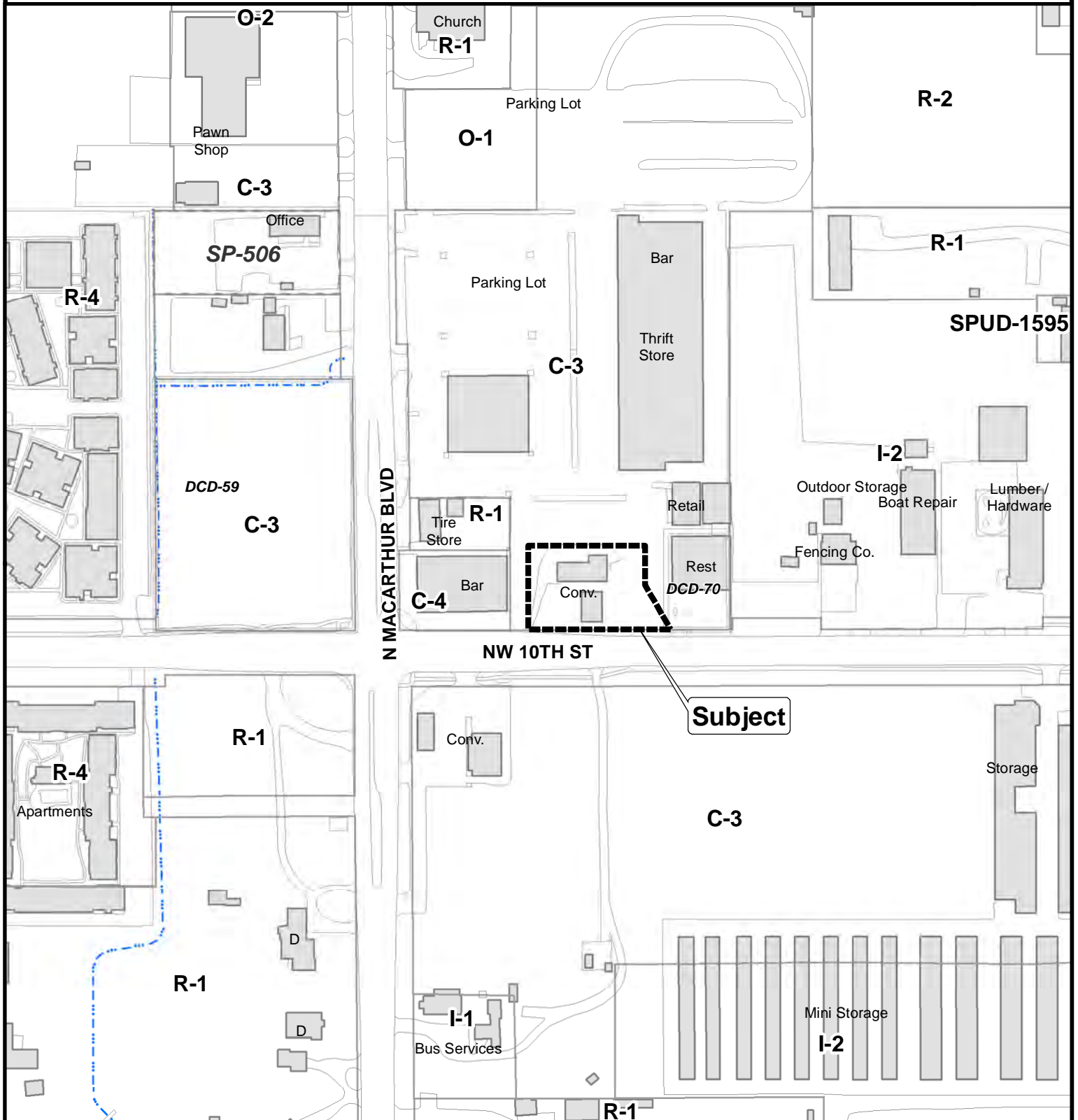


Case No: SPUD-1699

Applicant: Gold Jack Holdings, LLC

Existing Zoning: C-3

Location: 5241 WN 10th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet

To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(number)
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

(CORPORATION / PARTNERSHIP)
(AGENT) Duke Newin
(ADDRESS) 8405 Surrey Pl
(CITY, STATE, ZIP) Oklahoma City, OK 73120
(AREA CODE and PHONE) 405-388-6886
(E-MAIL ADDRESS) dnewin@outlook.com

SPUD-(number) 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 **(C-4) 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:

(List Use Unit Classification (s))

8300.14 – Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.16 – Automotive Auction
8300.18 – Automotive and Equipment: Automobile Dealerships and Malls
8300.21 – Automotive and Equipment: Storage
8300.41 – Food and Beverage Retail Sales
8300.45 – Gasoline Sales, Large
8300.46 – Gasoline Sales. Small: Restricted
8300.63 – Retail Sales and Services: General

1.1 Minimum Lot Size: 21,750 square feet

1.2 Minimum Lot Width: 174 feet, existing lot size: 21,750 square feet plus 1,254 driveway easement

2. **Maximum Building Height:** Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories

More than 75 ft of said district: 6 stories

Where abutting or within 75 ft of an R-4 District: 35 ft and 2 stories, thereafter 6 stories

Other: 6 stories

3. **Maximum Building Size:** 5000 sf

4. **Maximum Number of Buildings:** One

5. **Building Setback Lines**

Front Yard: 25 ft

Rear Yard: None

Except where a rear lot line abuts a residential district: 15 ft

Side Yard: None

Except where an interior lot line abuts a residential district: 15 ft

Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater

Other: 15 ft

Corner Side Yard:

6. **Sight-proof Screening:** Per city ordinance

7. **Landscaping:** Per city ordinance

8. **Signs:**

8.1 Free standing accessory signs: Allowed

8.2 Attached signs: Allowed

8.3 Non-Accessory Signs:

8.4 Electronic Message Display signs

9. **Access:** There shall be one access point one exit point along NW 10th St.
10. **Sidewalks:** There is an existing sidewalk along NW 10th St.

II.Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: Fencing around perimeter

3. Street Improvements: n/a

4. Site Lighting: Parking lighting

5. Dumpsters: One

6. Parking: Per city code

7. Maintenance: n/a

8. Drainage: n/a

9. Other: n/a

III.Supporting Documents

Exhibit A: Site Plan

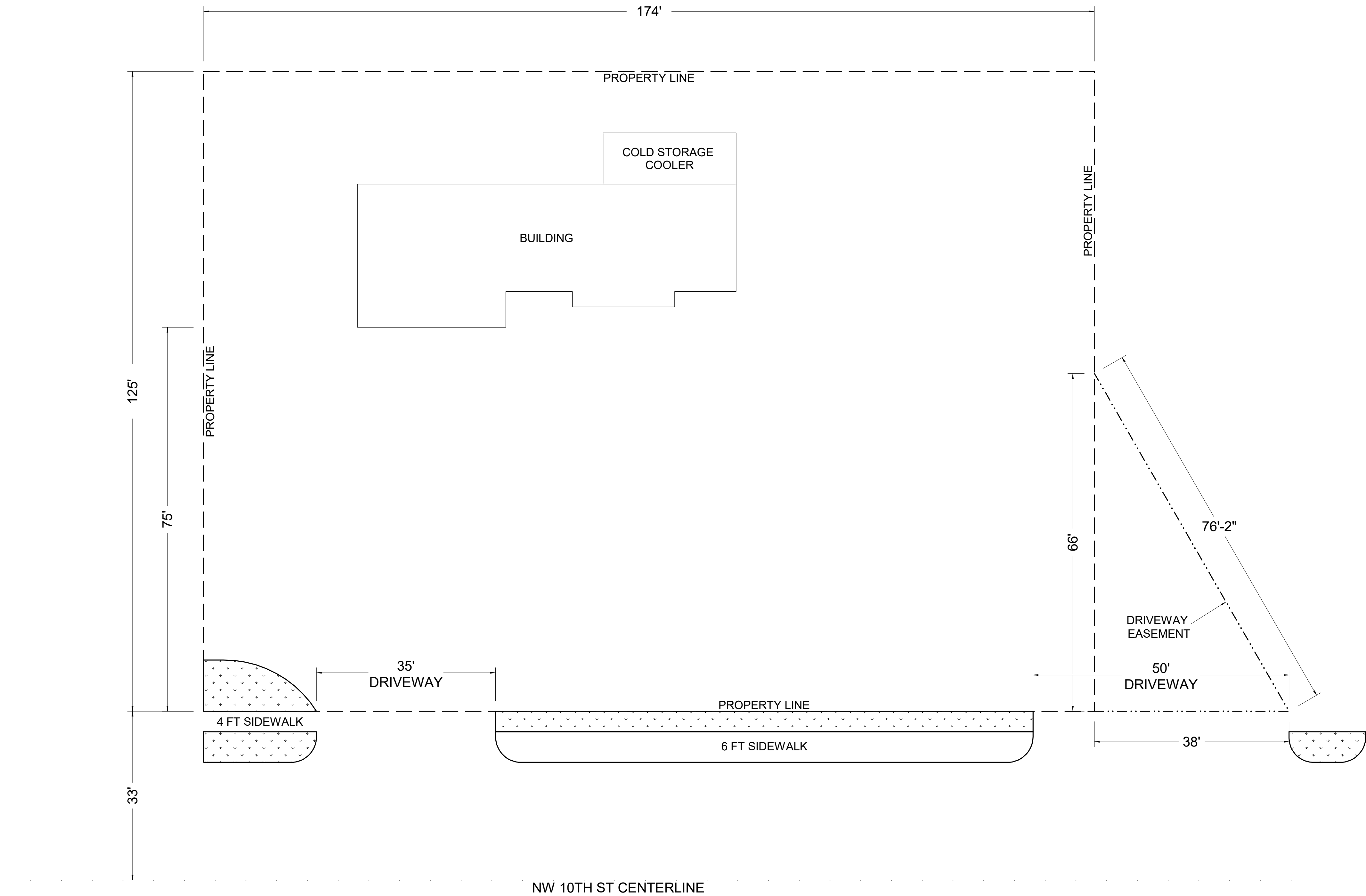
Exhibit B: Site Survey

Location: 5241 NW 10th St

Full Legal Description:

A TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 10TH STREET, IN OKLAHOMA CITY, OKLAHOMA, SAID POINT BEING LOCATED 228 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 125 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 174 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID N.W. 10TH STREET; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS A TRIANGULAR TRACT OF LAND ADJOINING THE EAST SIDE OF THE ABOVE DESCRIBED PREMISES MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 402 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27, TOWNSHIP 12 NORTH, RANGE 4 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PREMISES; THEN NORTH ALONG THE EAST LINE OF THE ABOVE DESCRIBED PREMISES A DISTANCE OF 66 FEET; THENCE ON A STRAIGHT LINE RUNNING SOUTHEASTERLY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 10TH STREET; THEN WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 38 FEET TO THE POINT OF BEGINNING.



LOCATION: 5241 NW 10TH ST OKLAHOMA CITY, OK 73127 UNPLTD PT SECT 27-T12N-R4W QTR SW BLOCK 000 LOT 000	
	SCALE 1/8" = 1'-0" (18" X 12") 1/4" = 1'-0" (36" X 24")
CONTACT: BRAVO COMPANY LLC	SITE PLAN
	SHEET 1 OF 1