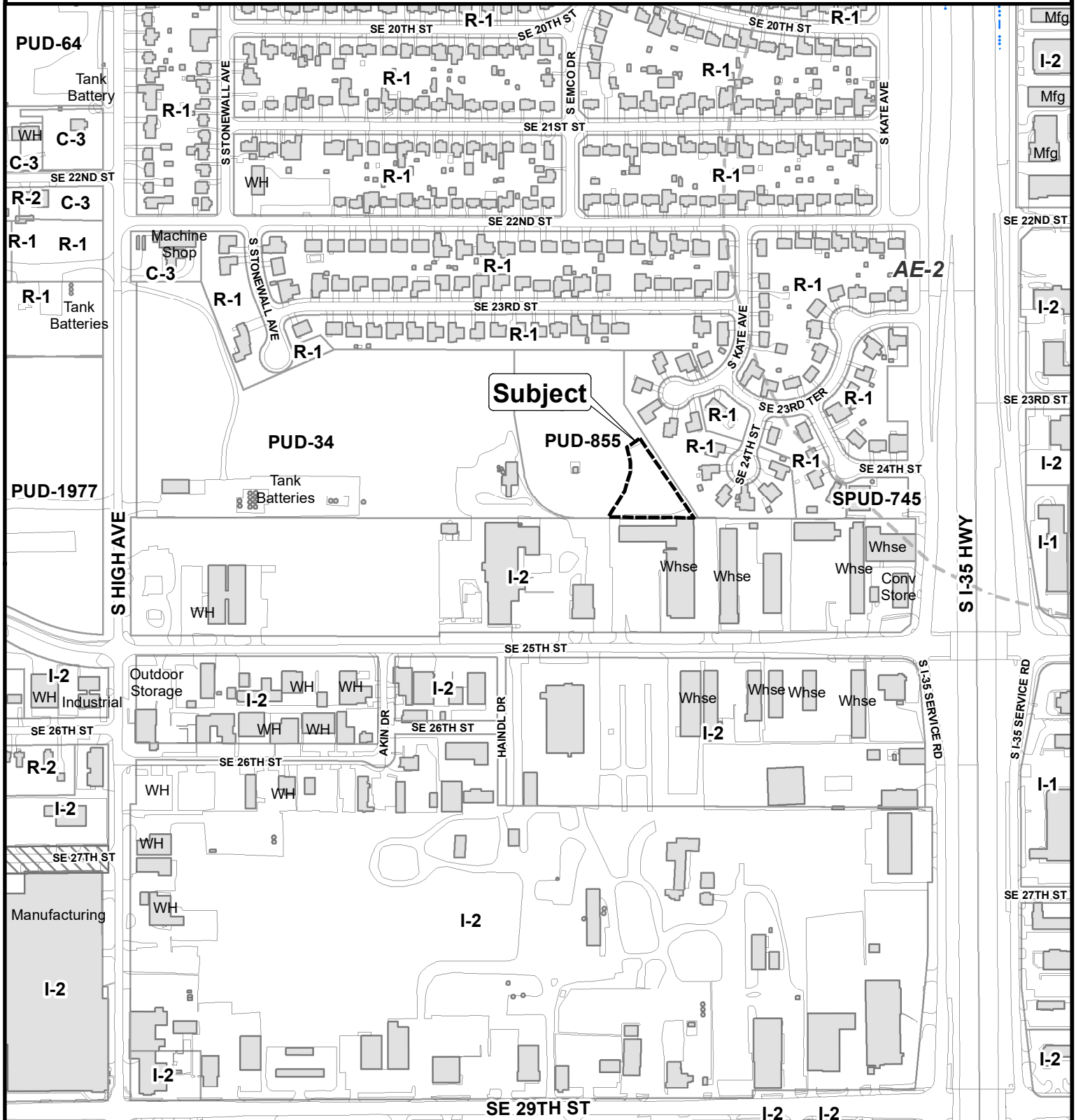


Case No: SPUD-1712

Applicant: 1313 SE 25th, LLC

Existing Zoning: PUD-855

Location: 1201 SE 25th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 200 400
Feet

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

December 19th, 2024
(Revision Date)

PREPARED BY:

1313 SE 25th LLC
Brent Irish
PO Box 6325
Moore, Ok 73153
405.426.9848
Brent.irish1@gmail.com

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 **I-2 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:

Storing products and materials to exclude any products or materials that are hazardous or create an odor or nuisance

Parking for vehicles and equipment

Access to the building to the South of the site

1.1 Minimum Lot Size:

.67 Acres

1.2 Minimum Lot Width:

Dimensions of existing Lot as described in Exhibit A: Legal Description

2. Maximum Building Height:

No buildings shall be permitted on the lot

3. Maximum Building Size:

No buildings shall be permitted on the lot

4. Maximum Number of Buildings:

No buildings shall be permitted on the lot

5. Building Setback Lines

Front Yard: N/A

Rear Yard: N/A

Side Yard: N/A

Corner Side Yard: N/A

6. Sight-proof Screening:

Site-proof screening will not be required. A 10-foot greenbelt will be provided along the east property line.

7. Landscaping:

The adjacent residential property owners shall have the right to landscape the greenbelt. No other landscaping will be required.

8. Signs:

8.1 Free standing accessory signs

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

8.2 Attached signs

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

8.3 Non-Accessory Signs

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

8.4 Electronic Message Display signs

The subject site shall meet all requirements of Oklahoma City's Site Signage Requirements.

9. Access:

Access to the site will be from SE 25th Street via a private access easement across the property to the south.

10. Sidewalks

None

II. Other Development Regulations:

1. Architecture:

No buildings will be permitted on the site.

2. Open Space:

Yard Storage Space as approved by this SPUD

3. Street Improvements:

N/A

4. Site Lighting:

The subject site shall meet all requirements of Oklahoma City's Site Lighting Requirements

5. Dumpsters:

Permitted

6. Parking:

As specified in Section 1

7. Maintenance:

The site shall be maintained as a "storage yard" with gravel or solid surface material

8. Drainage:

Current drainage shall be maintained

9. Other:

None

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

NOT FOR CONSTRUCTION - PRELIMINARY

ADDRESS

1313 SOUTHEAST 25th STREET IN OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

PROJECT SCOPE DESCRIPTION

THIS PROJECT IS A 29,474 SF ONE STORY BUILDING, CONSTRUCTED ON GRADE. THE BUILDING IS A PRE-FINISHED METAL BUILDING PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE CONSTRUCTION TYPE IS 2B UNPROTECTED NONCOMBUSTIBLE; WOOD HAS BEEN USED WITHIN THE BUILDING SO THE CONSTRUCTION CLASSIFICATION IS REDUCED TO 5B. THE PROPERTY IS ZONED I-2. THERE IS PUD-855 PROPERTY ADJACENT TO THE NORTH AND R-1 NORTHEAST OFF THE NORTHEAST. THE USE CLASSIFICATION IS "F1" MODERATE-HAZARD FACTORY INDUSTRIAL.

BUILDING AREAS

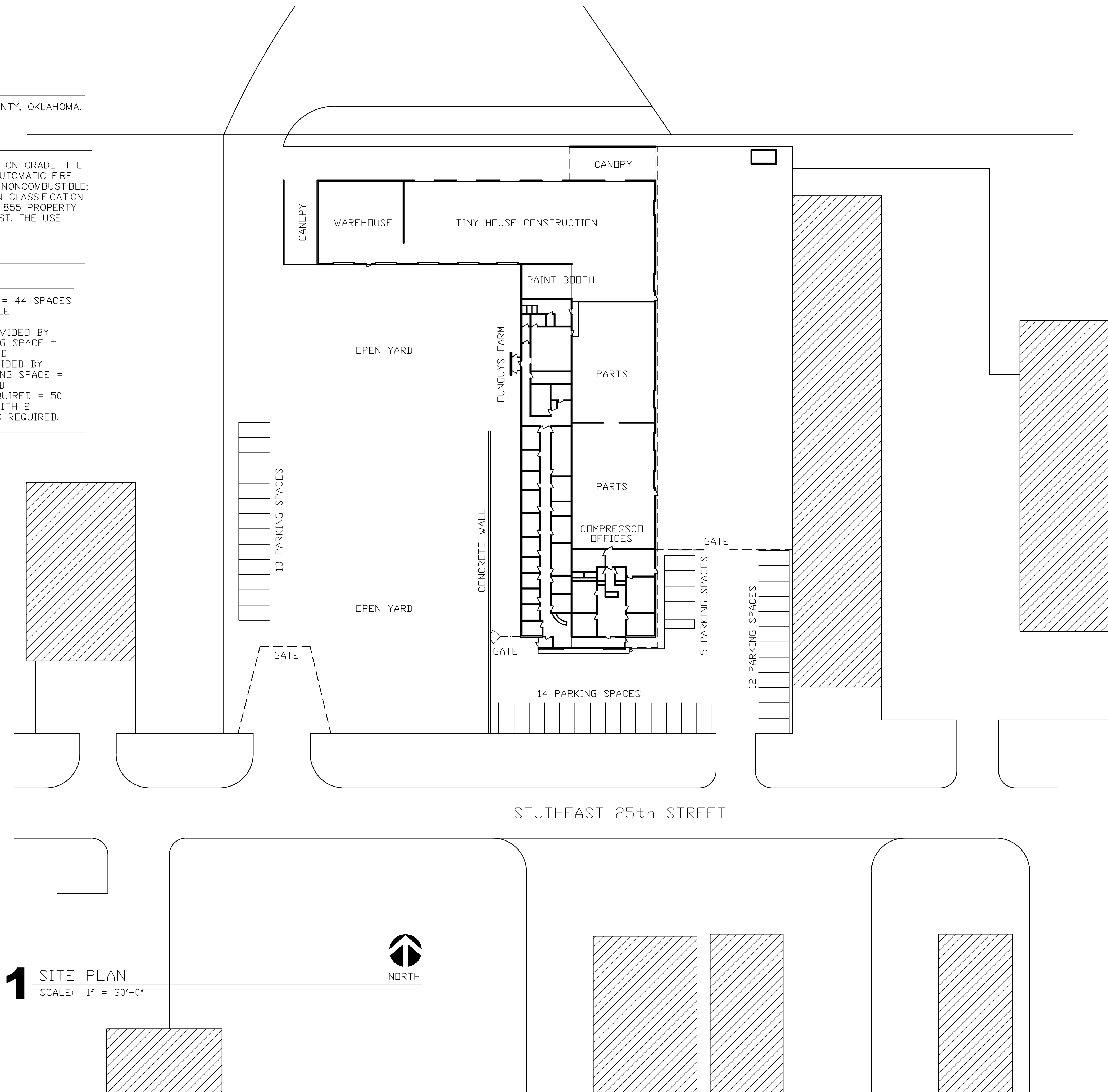
FUNGUYS - 6,828 GROSS SQ. FT.
COMPRESSCO - 9,951 GROSS SQ. FT.
TINY HOUSE CONSTRUCTION -
12,695 GROSS SQ. FT.

TOTAL GROSS BUILDING AREA -
29,474 SQ. FT. NET

PARKING

PARKING PROVIDED = 44 SPACES
ARE VAN ACCESSIBLE

FIRST 20,000 SF DIVIDED BY
500 SF PER PARKING SPACE =
40 SPACES REQUIRED.
NEXT 9,474 SF DIVIDED BY
1,000 SF PER PARKING SPACE =
10 SPACES REQUIRED.
TOTAL PARKING REQUIRED = 50
PARKING SPACES, WITH 2
ACCESSIBLE SPACES REQUIRED.



1

SITE PLAN

SCALE: 1" = 30'-0"



NORTH

**HAVEN
MANKIN
ARCHITECT**

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

BUILDING RENOVATION
1313 SE 25th STREET
OKLAHOMA CITY, OKLA.

HAVEN MANKIN,
ARCHITECT
909 N. LINN AVENUE
OKLA CITY, OK 73120
405-326-0255

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ARCHMANKIN@SBCGLOBAL.NET

REVISIONS

[illegible]

DRAWING TITLE

SITE PLAN

DATE
JULY 5, 2023

DRAWING NO.

A2

