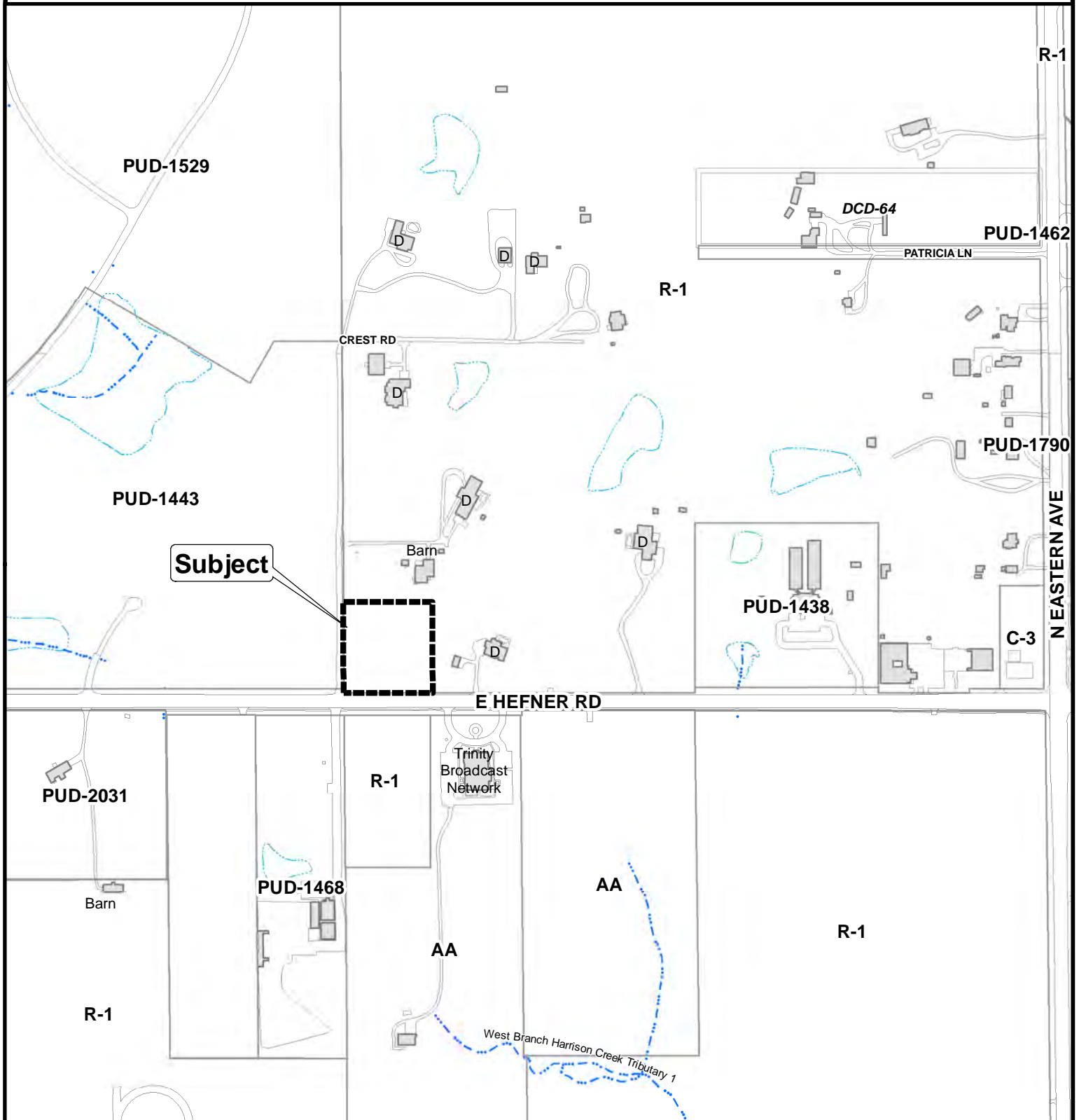


Case No: SPUD-1713

Applicant: John Bartholomew and Peggy Bartholomew

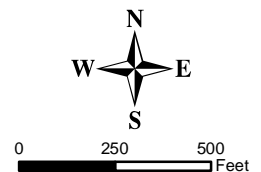
Existing Zoning: R-1

Location: 1501 E. Hefner Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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

1/14/2025

PREPARED BY:

Cut Land Development LLC
Brady Ghaniabadi, PE
500 NW 45th Street
Oklahoma City, Oklahoma
405-503-3627
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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-3 Community Commercial 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:

8300.55 Participant Recreation and Entertainment: Indoor

8300.56 Participant Recreation and Entertainment: Outdoor

8300.60 Personal Storage

1.1 Minimum Lot Size: Base Zoning District Regulations shall govern this SPUD.

1.2 Minimum Lot Width: Base Zoning District Regulations shall govern this SPUD.

2. **Maximum Building Height: Base Zoning District Regulations shall govern this SPUD.**

3. **Maximum Building Size:** Base Zoning District Regulations shall govern this SPUD.
4. **Maximum Number of Buildings:** Base Zoning District Regulations shall govern this SPUD.

5. **Building Setback Lines**

Front Yard: 25'

Rear Yard: Landscape Buffer of 5' and Setback of 15'

Side Yard: 15'

Corner Side Yard: 15'

6. **Sight-proof Screening:** Screening will be provided along the North, East, and West sides of the property abutting the existing R-1 districts. The Screening provided will be 20' high chain-link fencing along the North and East sides with screening fabric. 5' chain-link fencing will be along the west side.
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:** All signage proposed will comply with the City of Oklahoma City Municipal Code Chapter 59 Article XVI Sign Regulations.

8.1 **Free standing accessory signs**

8.2 **Attached signs**

8.3 **Non-Accessory Signs**

8.4 **Electronic Message Display signs**

9. **Access:** One (1) Access Drive will be provided along E Hefner Road.
10. **Sidewalks:** 6' sidewalk will be provided along E Hefner Road.

II. Other Development Regulations:

1. Architecture:

All three sides (South, East, and West) of the building will be constructed using 100% EIFS. The back side of the building (north) will be exposed metal.

2. Open Space: Base Zoning District Regulations shall govern this SPUD.

3. Street Improvements: Not Applicable.

4. Site Lighting: To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. All lighting shall comply with regulations set forth in Chapter 59, Article IX, 59-9350.49 for Special Permit Uses.

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

6. Parking: The design 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. The number of parking spots requested is 47 instead of the required 87 for retail uses.

7. Maintenance: Maintenance of the common areas, private drainage easements, and islands / medians 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.

9. Noise Regulations: Noise regulations outlined in Chapter 59, Article IX, 59-9350.49 for Special Permit Uses shall govern this SPUD.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

