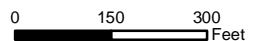


Location: 13401 S. May Ave.



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

SW 134th St. & S. May Ave.

January 30, 2025

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 **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:

| | |
|---------|--|
| 8300.1 | Administrative and Professional Offices |
| 8300.5 | Alcoholic Beverage Retail Sales |
| 8300.8 | Animal Sales and Services: Grooming |
| 8300.11 | Animal Sales and Services: Kennel and Veterinary, Restricted |
| 8300.13 | Automotive: Parking Lots, as a Principal Use |
| 8300.23 | Building Maintenance Services |
| 8300.24 | Business Support Services |
| 8300.29 | Communications Services: Limited |
| 8250.2 | Community Recreation: General |
| 8250.3 | Community Recreation: Property Owners Association |
| 8350.4 | Community Recreation: Restricted |
| 8300.32 | Convenience Sales and Personal Services |
| 8350.3 | Custom Manufacturing |
| 8300.34 | Eating Establishments: Drive-In |

| | |
|---------|--|
| 8300.35 | Eating Establishments: Fast-Food |
| 8300.36 | Eating Establishments: Fast Food, With Drive-Thru Order Window |
| 8300.37 | Eating Establishments: Sitdown |
| 8300.38 | Eating Establishments: Sitdown, Alcohol Permitted |
| 8300.41 | Food and Beverage Retail Sales |
| 8300.45 | Gasoline Sales, Large |
| 8300.46 | Gasoline Sales, Small: Restricted |
| 8300.48 | Laundry Services |
| 8250.12 | Light Public Protection and Utility: General |
| 8250.13 | Light Public Protection and Utility: Restricted |
| 8250.14 | Low Impact Institutional: Neighborhood-Related |
| 8300.52 | Medical Services: General |
| 8300.53 | Medical Services: Restricted |
| 8300.58 | Personal Services: General |
| 8300.59 | Personal Services: Restricted |
| 8300.61 | Repair Services: Consumer |
| 8300.62 | Research Services: Restricted |
| 8300.63 | Retail Sales and Services: General |

2. Maximum Building Height:

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

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

The 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 in accordance with the base zoning district regulations.

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 SW 134th St. and two (2) access points on S. May Ave. There shall be a minimum of 175 feet measured from the centerline of the intersection to the centerline of the access drive.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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, 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 metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

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



SUMMARY

SANDOVAL COMMERCIAL

EXISTING ZONING: PUD-1800
PROPOSED ZONING: PUD

SITE AREA: ~4.12 ACRES
AREA OUTSIDE ROW: ~3.16 ACRES

PARCEL 1

SITE AREA SHOWN: ~1.21 ACRES
USE SHOWN: FAST FOOD
W/ DRIVE-THRU
BUILDING AREA: ~4,400 SQ. FT.
PARKING REQUIRED: 48
PARKING SHOWN: 48

PARCEL 2

SITE AREA SHOWN: ~1.95 ACRES
USE SHOWN: RETAIL CENTER
BUILDING AREA: ~16,000 SQ. FT.
PARKING REQUIRED: 78
PARKING SHOWN: 107

SW. 134TH & S. MAY AVENUE

SANDOVAL COMMERCIAL TRACT

OKLAHOMA CITY, OK

JANUARY, 2025



GRAPHIC SCALE IN FEET

