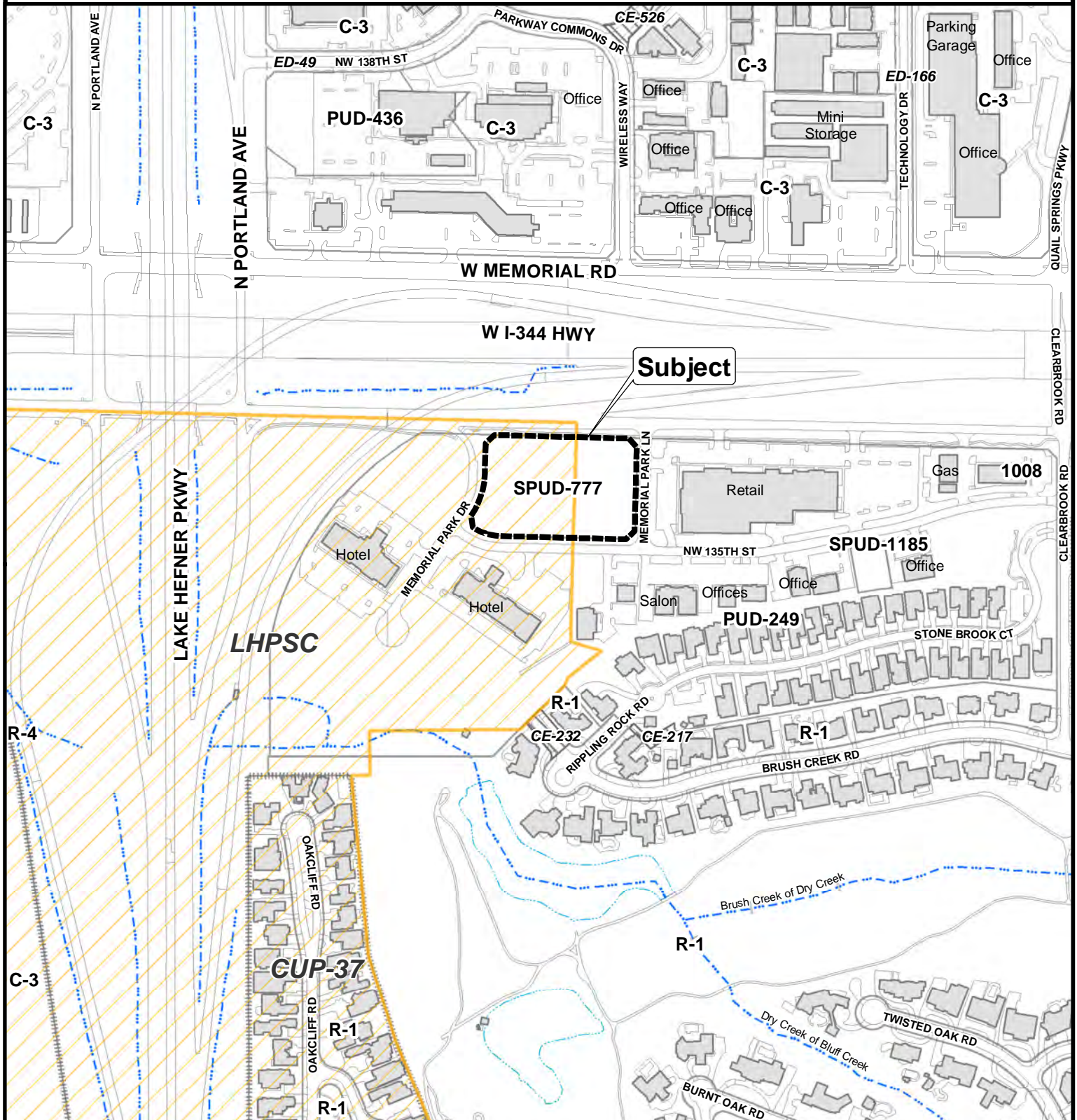


Case No: SPUD-1726 Applicant: HPCP Investments, LLC
Existing Zoning: SPUD-777 / LHPSC
Location: 13600 Memorial Park Dr.



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

13600 Memorial Park Dr.

March 13, 2025

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6015

SPUD-1667 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).

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, which 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:

- Administrative and Professional Office (8300.1)
- Eating Establishments: Drive In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)

- Retail Sales and Services: General (8300.63)

2. Maximum Building Height:

The maximum building height within this SPUD shall be 34-feet.

3. Maximum Building Size:

Per the base zoning district.

4. Maximum Number of Buildings:

Per the base zoning district.

5. Building Setback Lines:

Front: Twenty-five (25) feet

Rear: Twenty-five (25) feet

Sides: Twenty-five (25) feet

6. Sight-proof Screening:

Sight-proof screening shall not be required for this SPUD.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall be per the base zoning district.

9. Access:

There shall be a total of three access points within this SPUD; one point of access from Memorial Park Lane, Memorial Park Drive and NW 135th Street. No access will be permitted to Memorial Road.

10. Sidewalks:

Five-foot sidewalks shall be constructed along Memorial Park Drive, Memorial Park Lane and NW 135th Street or 6-foot sidewalks shall be required of the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

A 5-foot sidewalk exists along W Memorial Rd. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

Per 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 consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

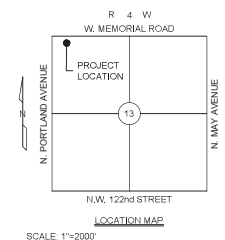
8. Platting:

Platting shall be per the subdivision regulations.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



SPUD-1726
13600 Memorial
Park Dr.

SPUD-1726 Exhibit B
 Conceptual Site Plan
 +/- 3.1429 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-0001 FAX (405) 235-0001

ENGINEERS SURVEYORS PLANNERS

3/13/25

Conceptual site plan showing feasible option
 permitted under proposed rezoning