# Case No: SPUD-1739    Applicant: Cedars Group, LLC
# Existing Zoning: PUD-1117
# Location: 1701 S. Mustang Rd

PUD-824

PUD-1628

SPUD-1123

SW 15TH ST

SPUD-1337

Credit Union

Retail

Church

Retail/
Office

Retail

Urgent Care

Self Storage

PUD-770

S MUSTANG RD

Office /
Retail

Retail

PUD-1117

PUD-998

AA

Church

Boat & RV
Storage

**Subject**

PUD-1214

R-1

The City of
OKLAHOMA CITY

# Simplified Planned
# Unit Development

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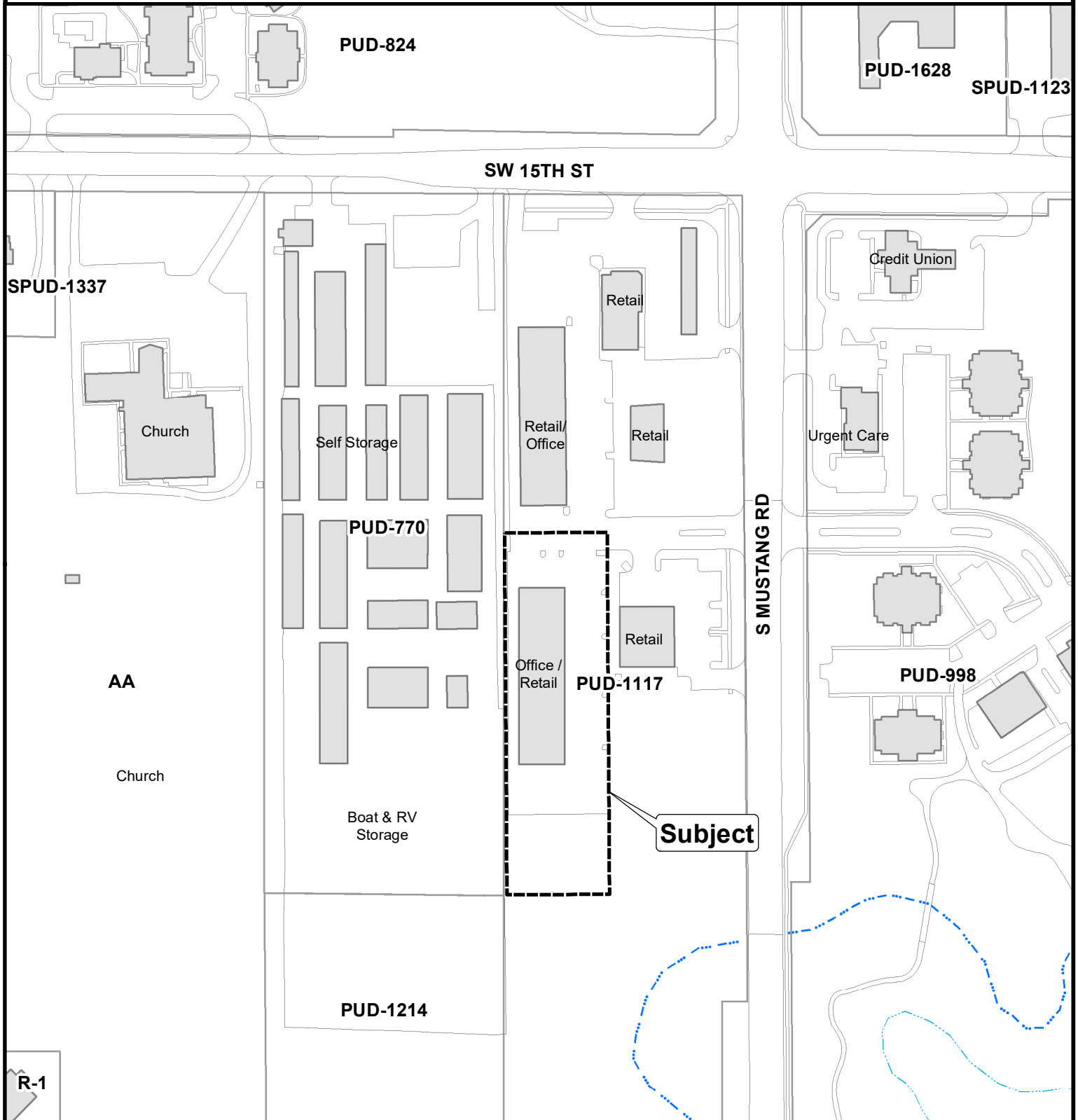
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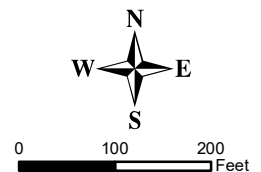
THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1739**

**MASTER DESIGN STATEMENT FOR**

<u>FarFalla Wines</u>

**May 02, 2025**
**(Revision Date)**

**PREPARED BY:**

*FarFalla Wines, LLC*
*William T Jester, Jr.*
*1417 Angel Fire Terrace*
*Mustang, Oklahoma 73064*
*(405) 371-9066*
*bjesterhomesinc@gmail.com*

## SPUD-1739 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 use and development regulations of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

   In addition to all C-3 District uses, the following uses will also be permitted on this site:

   (8350.8) Light Industrial, limited to a winery and uses accessory to a winery, including bottling and tasting/on-site consumption.

   The following uses are prohibited:

   (8250.12) Light Public Protection and Utility: Restricted
   (8250.14) Low Impact Institutional: Neighborhood Related
   (8250.15) Moderate Impact Institutional
   (8250.5) Cultural Exhibits
   (8250.4) Community Recreation: Restricted
   (8250.2) Community Recreation: General
   (8250.18) Residential Facility for Drug or Alcohol Treatment Centers
   (8300.13) Automotive: Parking Lot

(8300.12) Automotive: Parking Garage
(8300.30) Communications Services: Towers
(8300.42) Funeral and Interment Services: Cremating
(8300.43) Funeral and Interment Services: Interring
(8300.6) Animal Interment Services
(8300.48) Laundry Services
(8300.56) Participant Recreation and Entertainment: Outdoor
(8300.67) Spectator Sport and Entertainment: General
(8300.3) Adult Entertainment

2. **Maximum Building Height:** 35 feet and two (2) stories

3. **Maximum Building Size:** Per Code

4. **Maximum Number of Buildings:** Per Code

5. **Building Setback Lines**

   Front Yard:  Per Code.

   Rear Yard:  Per Code.

   Side Yard:  Per Code.

   Corner Side  Per Code.
        Yard:

6. **Sight-proof Screening:**

   Sight proof screening will be required along the west property line if adjacent to residential uses.

7. **Landscaping:**

   Per Code.

8. **Signs:**

   Signage within this SPUD shall be per Code except that Off-Premise / Billboard signs and EMD signs shall be prohibited.

9. **Access:**

   Shall be from the existing drive from S. Mustang Road.

10. **Sidewalks**

## 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:

Per Code.

### 3. Street Improvements:

Not required.

### 4. Site Lighting:

Per Code.

### 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, private drainage easements, private drives, and islands/medians in the development shall be the responsibility of the property owner.

### 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: Site Plan

1701 S. mustang. Rd  suite 101
yukon, OK 73099
BIK-1 Lot-2

20'x60' Space

BIK-1 Lot-2

BIK-1 Lot-1

T SW 15TH ST

S MU S

S MUSTANG RD

Crop

Farfalla Wines
17015. Mustang Rd
Suite 101
Yukon, OK 73099

E
N — S
W

Scale 3/16" = 1'

→ Concrete Floor
→ Exterior – Brick &
      Steel Studs
      OSB Sheathing
→ Interior – Steel Studs
      & Sheet Rock
→ Roof – Steel Trusses

Ⓧ – Security Camera's