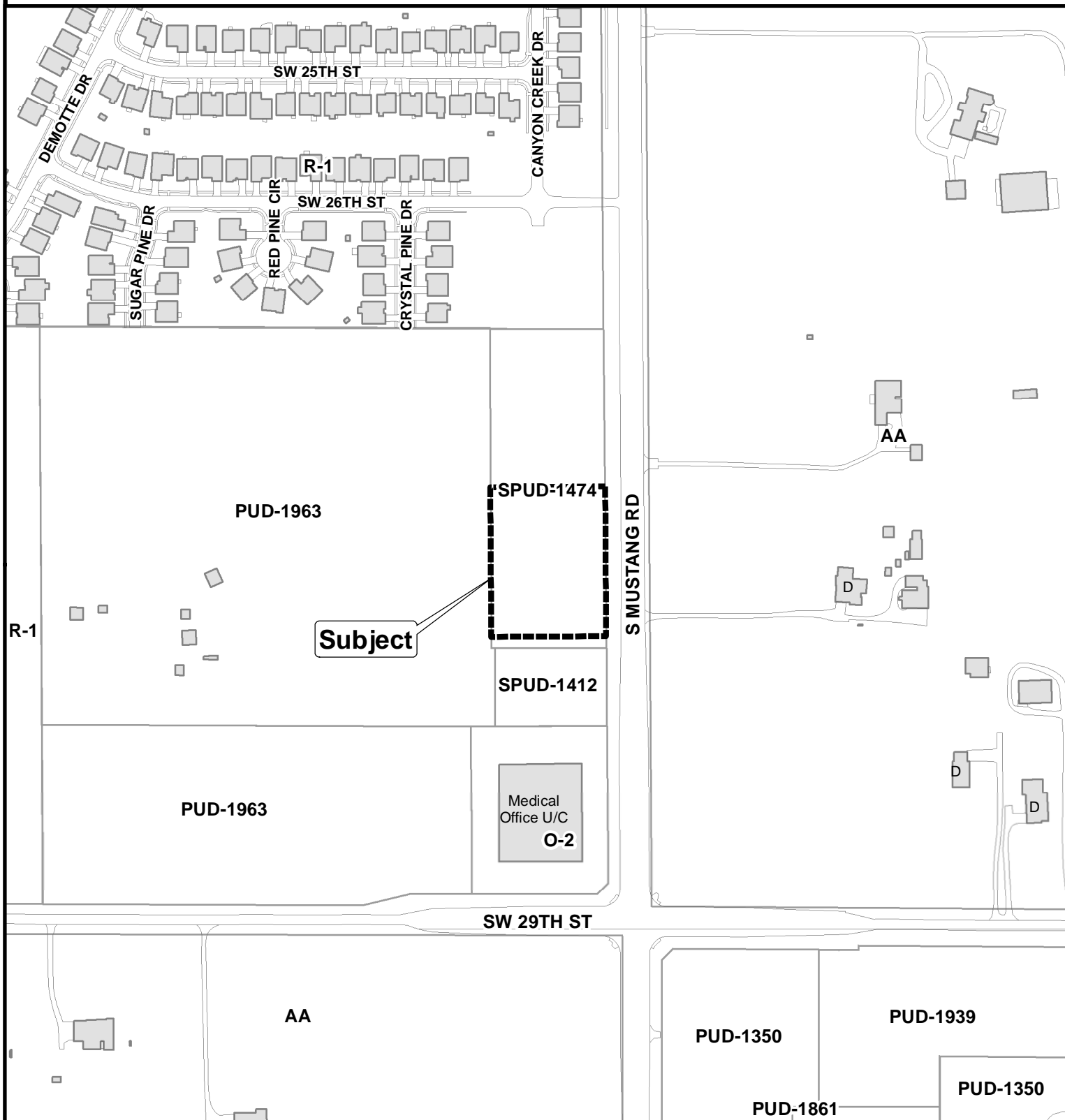
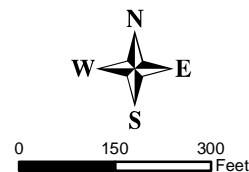


Case No: SPUD-1740 Applicant: 29 Mustang Holdings, LLC
Existing Zoning: SPUD-1474
Location: 2801 S. Mustang Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(____)

MASTER DESIGN STATEMENT

SW 29th St and S Mustang Rd

May 2, 2025

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#5242-004

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).

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 Offices (8300.1)
- Alcoholic Beverage Retail Sales (8330.5)
- Animal Sales and Services (8330.8)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Dwelling Units and Mixed Use (8200.2)

- Eating Establishments: Drive-In (8300.34), speaker boxes shall be a minimum of 150 feet from the north SPUD boundary.
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36), speaker boxes shall be a minimum of 150 feet from the north SPUD boundary.
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.52)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Research Services: Restricted (8300.62)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)

2. Maximum Building Height:

Maximum height of any building shall be 35 feet.

3. Maximum Building Size:

The maximum building size shall utilize C-3, "Community Commercial" District regulations.

4. Building Setback Lines:

North:	5 feet
East:	20 feet
West:	10 feet
South:	0 feet

There shall be no internal setbacks except for those required by Fire Code.

5. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof

screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs

Freestanding signs shall be in accordance with the base zoning regulations, except that all freestanding signs shall be a ground (monument) sign with the maximum size being twelve (12) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base.

7.2 Attached Signs

Attached signs shall be in accordance with the base zoning regulations.

7.3 Non-accessory Signs

Non-accessory signs / billboards shall not be permitted in this SPUD.

7.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

8. Access:

Access shall be taken via S Mustang Rd. via a maximum of four (4) drives. Said drives may be a boulevard style entrance.

All driveways must meet the separation requirements contained within the City of Oklahoma City Municipal Code, subdivision regulations, and the City of Oklahoma City Functional Classification Plan.

9. Sidewalks:

A five-foot sidewalk shall be constructed on S Mustang Rd. or a 6-foot sidewalk shall be required if the sidewalk is constructed adjacent to the curb,

subject to the policies and procedures of the Public Works Department.

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 structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, architectural metal or stone masonry. No more than 30% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

2. Street Improvements:

N/A

3. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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.

4. Dumpsters:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

5. Drainage:

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

6. Parking Regulations:

The design and number 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. Maintenance:

Maintenance of all common areas, private drainage easements, and islands/medians shall be the responsibility of the property owner. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may 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. 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.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan



SPUD-1740

Exhibit B

2801 S Mustang Rd.

Conceptual Site Plan



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ENGINEERS SURVEYORS PLANNERS

5/2/25

Conceptual site plan showing feasible option
permitted under proposed rezoning