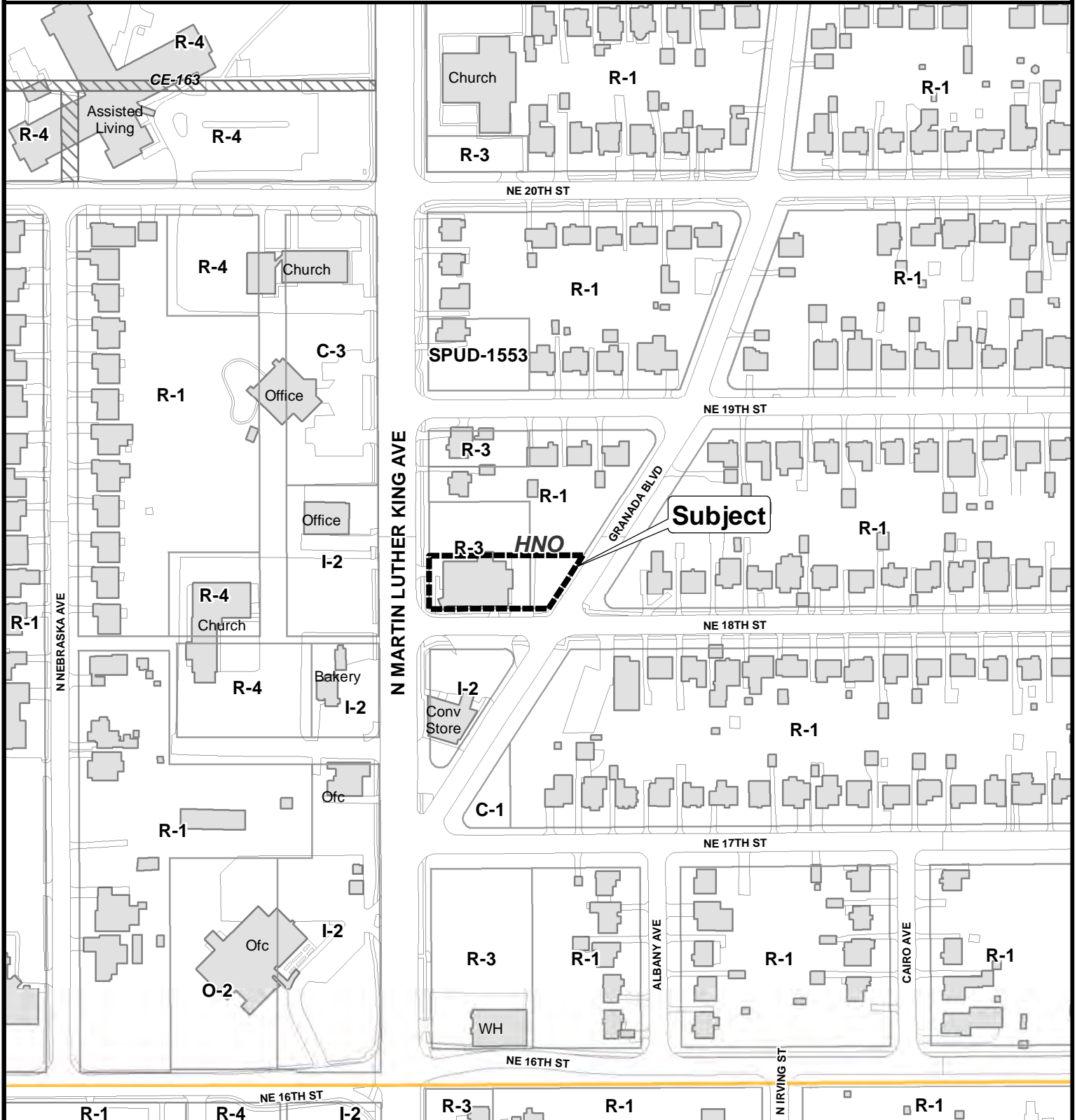


Case No: SPUD-1659

Applicant: Legacy Empowerment Group, LLC

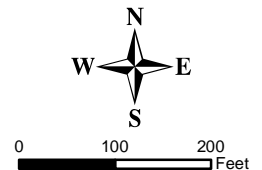
Existing Zoning: R-1 / R-3 / HNO

Location: 1900 N. Martin Luther King Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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. The following use(s) will be the only use(s) permitted on this site:

- Administrative and Professional Office (8300.1).
- Adult Day Care Facilities (8300.2)
- Business Support Services (8300.24).
- Communications Services: Limited (8300.29).
- Convenience Sales and Personal Services (8300.32).
- Eating Establishments: Sitdown (8300.37).
- Food and Beverage Retail Sales (8300.41).
- Medical Services: General (8300.52).
- Medical Services: Restricted (8300.53).
- Participant Recreation and Entertainment: Indoor (8300.55). *
- Personal Services: General: (8300.58)
- Personal Services: Restricted (8300.59).
- Research Services: Restricted (8300.62).

Three- and Four-Family Residential. 8200.15
Retail Sales and Services: General (8300.63).
Wholesaling, Storage and Distribution Restricted. 8350.16.
(8300.54) Outdoor Sales & Display & Outdoor storage *

2. Maximum Building Height: The base zoning district will regulate the maximum height of buildings in this SPUD.
4. Maximum Building Size: The base zoning district will regulate the maximum size of buildings in this SPUD.
5. Maximum Number of Buildings: The base zoning district will regulate the maximum number of buildings in this SPUD.
6. Building Setback Lines: Structures existing at the time of approval of this SPUD shall be deemed to be in compliance with all setback requirements. Should the structures be removed, any new development will confirm with the base zoning setback requirements.
7. Sight-proof Screening: Not required.
8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
9. Signs: There shall be one freestanding signs permitted within this PUD. Said signs shall a have a maximum height of 8 feet with a maximum display area of 100 square feet.
Electronic Message Display Signs: Electronic Message Display signs shall be prohibited.

Non-accesssary Signs: Shall be prohibited.
10. Access: There shall be a maximum of one access drive from Martin Luther King Blvd., one access drive from NE 19th Street, and one access drive from N. Granada.
11. Sidewalks: Existing sidewalk along Martin Luther King Blvd shall be maintained and replaced if removed. Five-foot sidewalks shall be constructed on the arterial street or 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.

II. Other Development Regulations:

1. Architecture: The base zoning shall regulate the architectural requirements of this SPUD. Buildings shall be oriented such that the fronts of buildings are facing

towards the street.

2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. Street Improvements: N/A
4. Other:

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.

The parking spaces existing at the time of approval of this SPUD shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

IV. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Site Plan

SPUD-1659 Exhibit A – Legal Description

Lots Eleven (11), Twelve (12), Thirteen (13), and Part of Lot Fourteen (14), Block Twenty-One (21) of CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, that part of Lot Fourteen (14), Block Twenty-One (21) lying south of the North line of said Lot 11 extended East more particularly described as follows; Beginning at the Southwest Corner of said Lot 14; THENCE North along the West line of said Lot 14 a distance of 79.2 feet; THENCE East along the North line of Lot 11 extended East a distance of 79.2 feet to a point in the Easterly line of said Lot 14; THENCE Southwesterly along the Easterly line of said Lot 14 a distance of 94.8 feet to the Southeast Corner of said Lot 14; THENCE West along the South line of said Lot 14 a distance of 27.3 feet to the point or place of beginning.

Lot: 14
Lot: 15
Lot: 16
1 Lot: 17
1 Lot: 18
COMMUNITY CHURCH INC
1 Lot: 19
1 Lot: 20
Lot: 21
Lot: 22
Lot: 23
Lot: 24
Lot:

HARRIS EUGENE & KRISTIE

Blk: 021 Lot: 5
Blk: 021 Lot: 6
Blk: 021 Lot: 7
Blk: 021 Lot: 8
Blk: 021 Lot: 9
Blk: 021 Lot: 10
Blk: 021 Lot: 11
Blk: 021 Lot: 12
Blk: 021 Lot: 13
Blk: 021 Lot: 14
Blk: 021 Lot: 3
Blk: 021 Lot: 1
Blk: 022 Lot: 14

Access
Parking
Access

OKLAHOMA CITY URBAN

132.00
157.90
132.00
132.00

MLK AVE

NE 28th

Blk: 001 Lot: 1