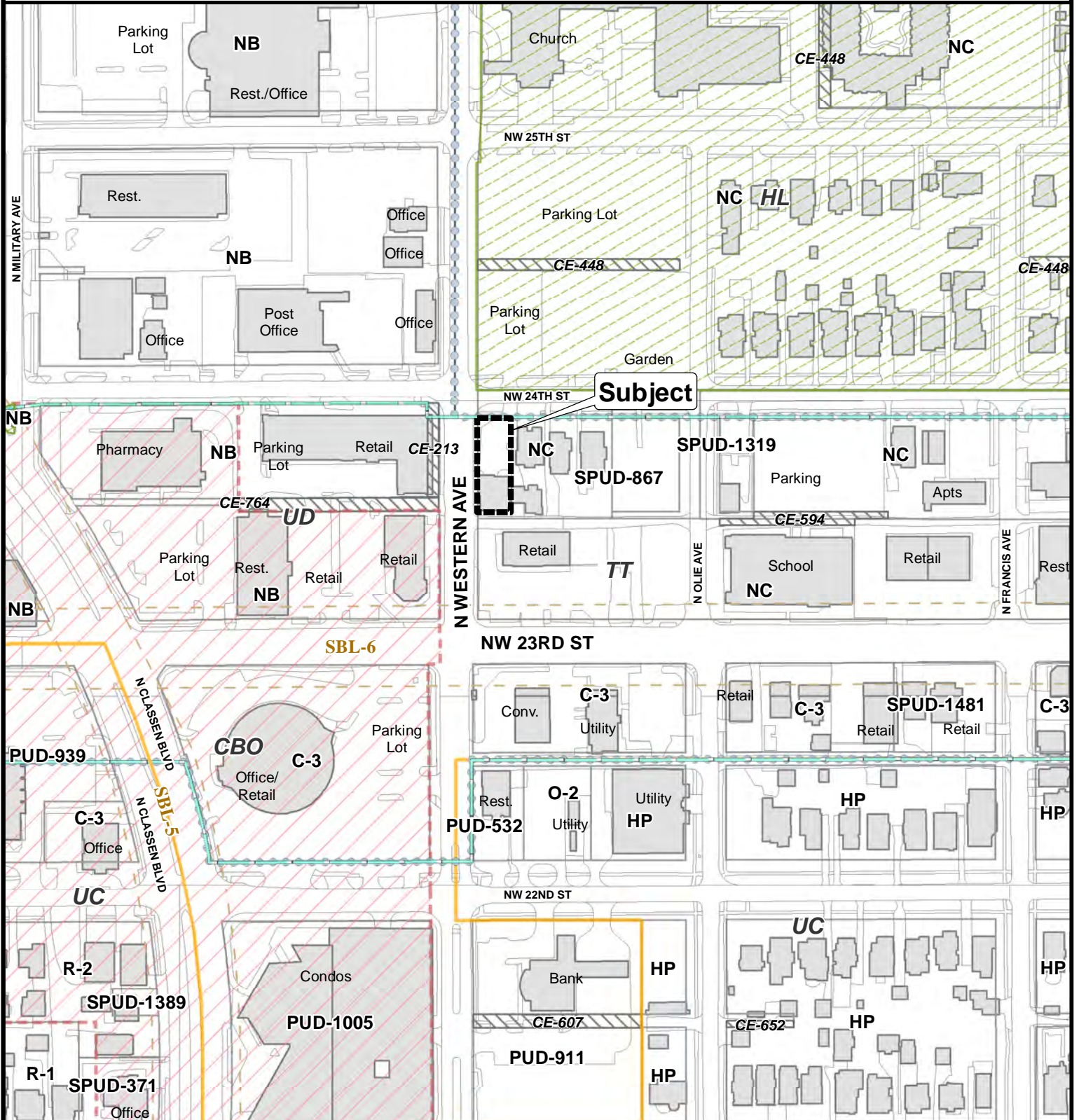
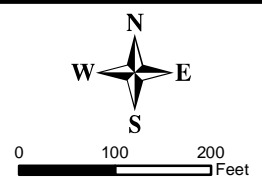


Case No: SPUD-1662 Applicant: MILU, LLC
 Existing Zoning: NC / UD / TT
 Location: 2416 N. Western Ave.



The City of OKLAHOMA CITY

Simplified Planned Unit Development



To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

(Revision Date)

(Revision Date)

PREPARED BY:

Rowlock Studio LLC
Daniel Douthit, RA
1141 W. Sheridan
Oklahoma City, OK, 73106
405-301-1409
daniel@rowlock.studio

SPUD-(number) 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 **NC Neighborhood Conservation District, TT Twenty-Third Street Uptown Corridor District, C-1 Neighborhood Commercial District, and the UD Urban Design Overlay 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:

C-1 Permitted Uses

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Dwelling Units and Mixed Uses (8200.2)

Eating Establishments: Fast Food (8300.35) further restricted to a “fast casual” eateries with no drive-thru. “Fast casual” is defined as a restaurant with a central ordering point rather than wait staff. Pickup windows for pedestrians are permitted.

Eating Establishments: Sitdown (8300.37)

Eating Establishments: Sitdown, Alcohol Permitted (8300.38)

Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)

Food and Beverage Retail Sales (8300.41)

Library Services and Community Centers (8250.11)

Low Impact Institutional: Neighborhood-Related (8250.14)

Murals (8250.16)

Medical Services: General (8300.52)

Medical Services: Restricted (8300.53)

Personal Services: Restricted (8300.59)

Repair Services: Consumer (8300.61)

1.1 Minimum Lot Size: 6,000 square feet

1.2 Minimum Lot Width: 50’-0”

2. Maximum Building Height: 35’-0”

3. Maximum Building Size: Two story with roof deck. 3,300 SF square foot ground floor footprint maximum. 6,600 SF square foot maximum total building size.

4. Maximum Number of Buildings: Two buildings. One primary building no greater than 3,300 square feet, and one accessory storage building no greater than 200 square feet.

5. Building Setback Lines

Front Yard (North): 25 Feet

Rear Yard (South): None

Side Yard (East): 5 Feet

Corner Side Yard (West): 15 Feet

6. Sight-proof Screening: No less than six-foot and no greater than eight-foot-high fence or wall shall be required along the entire length (East) property boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination there of and shall be solid and opaque.

7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City Landscaping Ordinance in place at the time of development with the following exceptions.

Existing overhead utility lines on the west property line will limit plantings in right of way as required by landscape ordinance. Trees reaching a mature height of less than 15'-0" will be provided at a spacing between 15' and 35' along the west property line in west setback on the subject parcel.

8. **Signs:** Signage shall be allowed as noted below.

8.1 Free standing accessory signs. One free standing sign no greater than one hundred square feet in size shall be allowed on the north or west side of the property. The sign shall not be greater than ten feet in height. The sign will have external and or internal lighting.

8.2 Attached signs: One attached sign on the north or west façade of the main building no greater than 100 square feet will be provided. The sign will have external and or internal lighting.

9. **Access:**

a. Pedestrian access will be along NW 24th Street. A 5-foot wide concrete sidewalk will be provided along NW 24th Street and North Western Avenue, subject to the policies and procedures of the Public Work Department.

b. Vehicular: Access will be from south alley way.

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. Secondary accessory structure(s) shall be clad in fiber cement panels, shingles, or siding with composite asphalt shingle roofs and be limited to under 200 square feet.

2. **Open Space:** Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. **Street Improvements:** Curb ramp as required at the corner of NW 24th and Western for accessibility.
4. **Site Lighting:** 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.
5. **Dumpsters:** Dumpsters shall be consolidated and located within an area screened by a wood fence or masonry wall no less than six-feet in height and not greater than 8'-0 in height.
6. **Parking:** Off-Street parking is not required; If off-street parking is provided access will be off south alley way.
7. **Maintenance:** 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 structure, storage, or materials, grading, fill, or other obstruction, including fences, either temporary or permanent that shall cause a blockage of the 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.
8. **Drainage:** Surface drainage, without detention will be provided per Oklahoma City public works standards.

9. **Other:**

Hours of Operation:

The restaurant will operate between 12:00 PM and 1:00 AM seven days a week. The seasonal outdoor seating area(s) will operate from 11:00 a.m. to 11:00 p.m. on weekdays (Monday, Tuesday, Wednesday, and Thursday), and from 11:00 a.m. to 1:00 a.m. on weekends (Friday, Saturday, Sunday). Noise levels for music will be maintained below city standards.

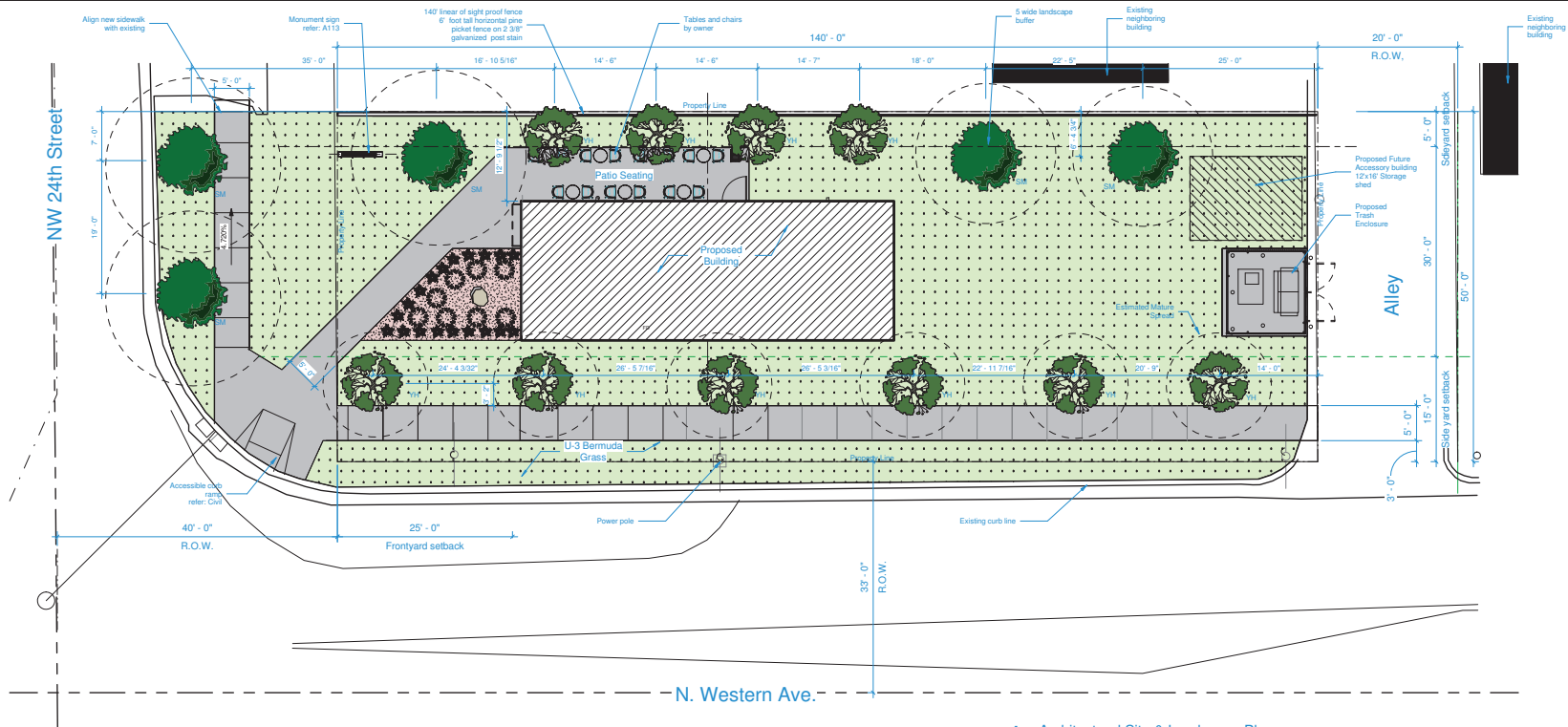
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1662 Exhibit A – Legal Description

All of Lots Eleven (11) & Twelve (12), in Block Ten (10) of PLEASANT VIEW ADDITION to Oklahoma City, Oklahoma County, according to the plat.



1 Architectural Site & Landscape Plan
1/8" = 1'-0"

Landscape Legend								Site Points	
Symbol	Species Name	Size	Mature Height	Mature Spread(Dia)	Count	Points	Total	Notes	Description Of Property
	Shantung Maple <i>Acer truncatum</i>	3" Cal.	30'-40'	20'-35'	5	15	75		Developed Area Building Area 1059 SF Outdoor Seating 600 SF Total Lot 50x140 7000 SF
	Yaupon Holly <i>Ilex vomitoria</i>	30 gal	15'	15'-20'	10	9	90	Holly to be trim and maintained as a tree. If greater than 15 in height to be trim down by owner in future	Requirements Site Point: 1 per 200 SF of Development Parking lot Points: 2 per space plus 1 for additional
	Russian Sage <i>Perovskia atriplicifolia</i>	1 gal	3'	3'	7	0	0		Calculation of points Site Points: 7000/200= 35 Parking Points: 0 Buffer 9 points/25' 0
	Purple wintercreeper <i>Euonymus fortunei</i>	1 pint	8"	3'	19	0	0		Points Total Required 35
	Ornamental Landscape Rock PALO-DURO CANYON BLACK	36" dia			1	0	0	Chosen by owner provide budget number	Surfaces Legend
	U-3 Bermuda				623	1/4	N.C.		Symbol Material Approximate Area
	Total Plant						165		Planter bed 3" depth of Cypress mulch 230 SF
	Evergreen Points						81		Concrete
									U-3 bermuda 5613 SF

- General Notes
 1. Contractor to verify all plant counts and areas. Total areas may vary with slight changes in slope.
 2. Refer Plumbing plans for hose bib connections.
 3. Contractor to provide irrigation bags at all new trees, and refill as required for a period of 12 months until tree is established.
 4. Provide temporary irrigation for grass for a period of 1 month.

ROWLOCK

Mi Cha

2418 N. Western Avenue
Oklahoma City, OK 73106

Project Number:
2024.03

Not For
Construction

Date Submission

7/11/2024 SPUD SUBMISSION

Scale Revision Description

Drawing Title
Architectural Site
Plan SPUD
Submittal

Sheet No.

**SPUD
01**

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