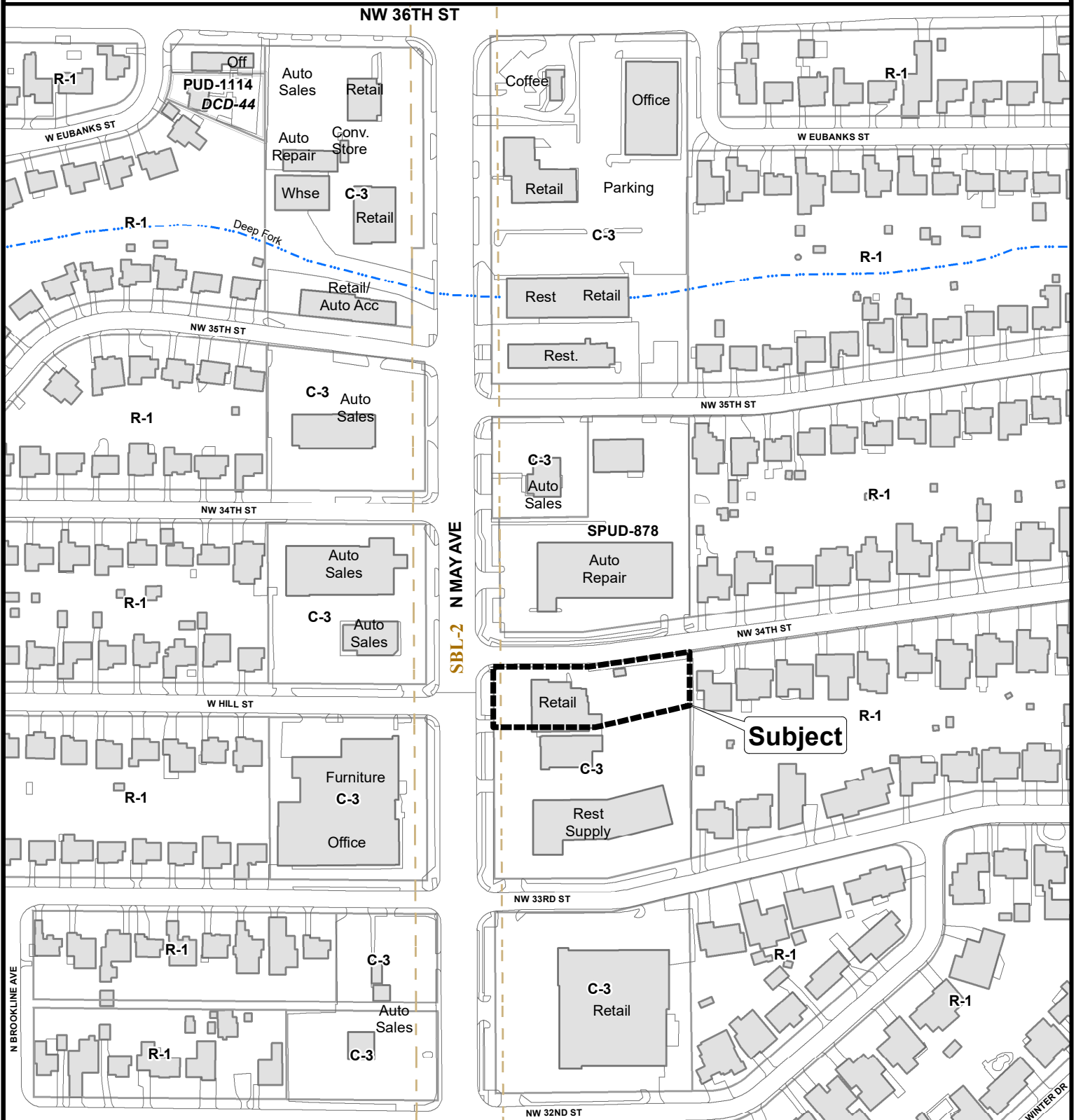


Case No: SPUD-1682

Applicant: Ahadizadeh Family Trust

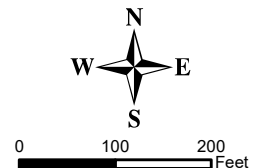
Existing Zoning: C-3

Location: 3420 N. May Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-
EDEN ROSE 3420 NORTH MAY AVENUE
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

ELLIOTT ARCHITECTS !
ROB ELLIOTT
900 NW 6TH STREET
OKLAHOMA CITY, OK, 73106
405-272-0600
rob@elliottarchitects.com

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, 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 regulations of the **C-3, Neighborhood Commercial and include I-1, Light Industrial Use Unit 8350.8** (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:

All uses allowed in the C-3, Neighborhood Commercial District

8350.8 : Light Industrial

2. **Maximum Building Height:** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building height shall be per C-3 Neighborhood Commercial District regulations, and in accordance with the base zoning district.

3. **Maximum Building Size:** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum building size shall be per C-3 Neighborhood Commercial District regulations.
4. **Maximum Number of Buildings :** The existing structures shall be permitted to remain and shall be deemed to conform with applicable regulations. In the event of a new structure, maximum number of buildings shall be per C-3 Neighborhood Commercial District regulations.
5. **Building Setback Lines :** The building setbacks of the existing structures shall be deemed to conform with applicable regulations. In the event of a new structure, the C-3 base zoning requirements for building setbacks shall apply.
6. **Sight-proof Screening:** The existing site-proof fencing shall be deemed to conform with applicable regulations. In the event of new structure, sight-proof screen fence is required where the property is adjacent to residentially zoned property or use. No less than a six-foot and no greater than a eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential zoning or use. Said fence or wall shall be constructed entirely of stucco, brick, stone, wood or any combination thereof and shall be solid and opaque.
7. **Landscaping:** The existing landscaping shall be permitted to remain and shall be deemed to conform to applicable regulations. In the event of a new structure, landscaping shall meet all requirements of the City of Oklahoma city's Landscaping Ordinance in place at the time of development.
8. **Signs:** The existing signs and attached signage shall be permitted to remain and shall be deemed to conform to applicable regulations.
 - 8.1 **Free standing accessory signs :** Any new freestanding signs shall be per base zoning. No pole signs will be allowed.
 - 8.2 **Attached signs :** Any new attached signs shall be per base zoning.
 - 8.3 **Non-Accessory Signs :** None allowed.
 - 8.4 **Electronic Message Display signs :** None allowed.

9. **Access:** One (1) access drive from North May Avenue will be allowed, and one access drive from Northwest 34th Street will be allowed.

10. **Sidewalks :** In the event of a new structure, five-foot sidewalks shall be constructed on the arterial street 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 and ADA requirements.

II. Other Development Regulations:

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of ninety percent (90%) of the exterior wall surfaces to be brick masonry, decorative concrete masonry units, or architectural metal; and a maximum of ten percent (10%) wood siding, composite siding of wood appearance, or EIFS; pre-finished metal roofing or composition shingle roof shall be allowed with a minimum 6:12 slope; a low-pitch membrane roof shall be allowed with parapets to block the view of any roof-top mounted equipment. Existing buildings may remain as constructed, and if re-modeled, shall conform to the architecture regulations of this SPUD.

2. **Open Space:** NA

3. **Street Improvements:** N/A

4. **Site Lighting:** The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 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 existing parking facilities are permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Any new development within this SPUD will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

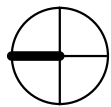
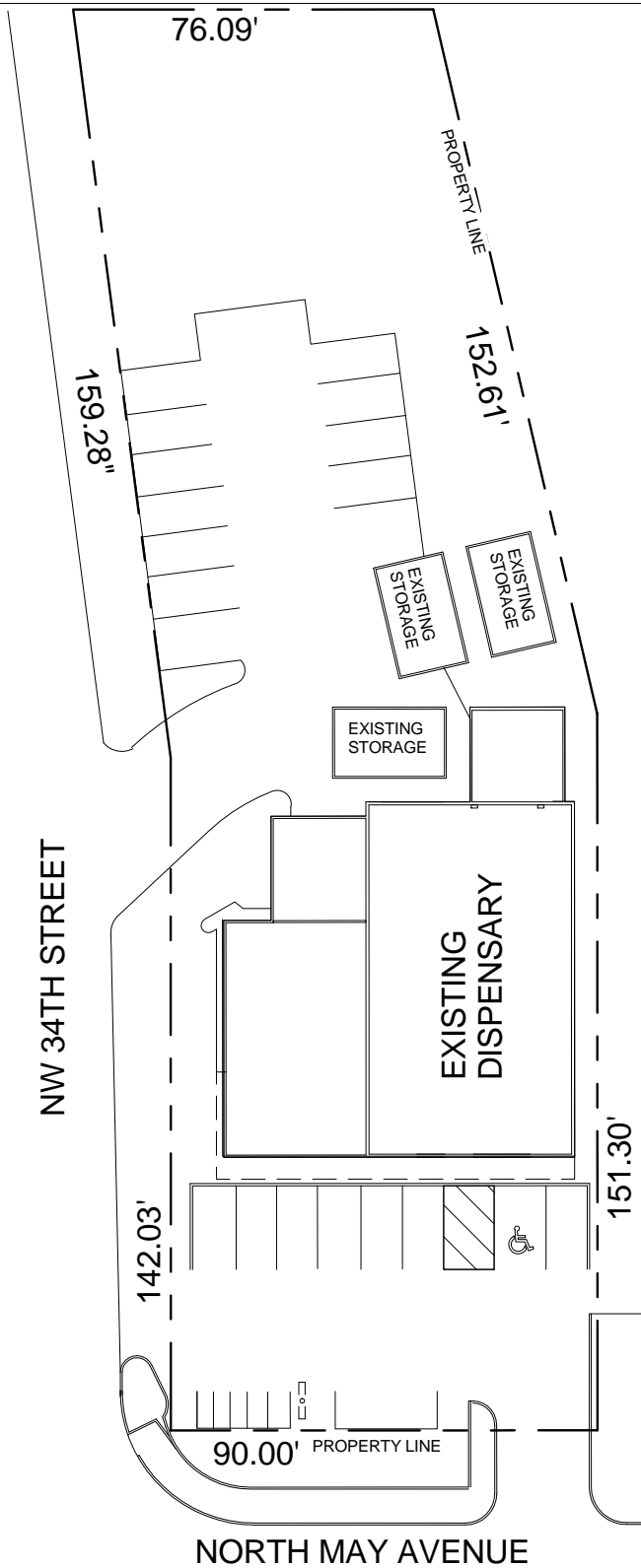
III. Supporting Documents

Exhibit A: Legal Description

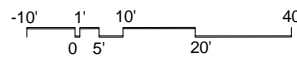
Exhibit B: Site Plan

LEGAL DESCRIPTION:

A part of Block One (1), more particularly described as follows: to-wit: Beginning at the Northwest corner of said Block One (1) ; Thence East along the North line of said Block One (1) a distance of 142.03 feet; Thence North $82^{\circ}38'$ East along the North line of said Block One (1) a distance of 159.28 feet to the Northeast corner of said Block One (1); Thence South along the East line of said Block One (1) a distance of 76.09 feet; Thence South $77^{\circ}00'$ West a distance of 152.61 feet; Thence West a distance of 151.30 feet to a point on the West line of said Block One (1); Thence North along the West line of said Block One (1) a distance of 90 feet to the point or place of beginning, all being in STEVE PENNINGTON'S 3RD ADDITION, a subdivision in Oklahoma County, according to the recorded plat thereof, situated in Oklahoma County, State of Oklahoma.



① SITE
1" = 40'-0"



3420 NORTH MAY AVENUE MASTER DEVELOPMENT SITE PLAN

22245
07/31/2024

A1.2