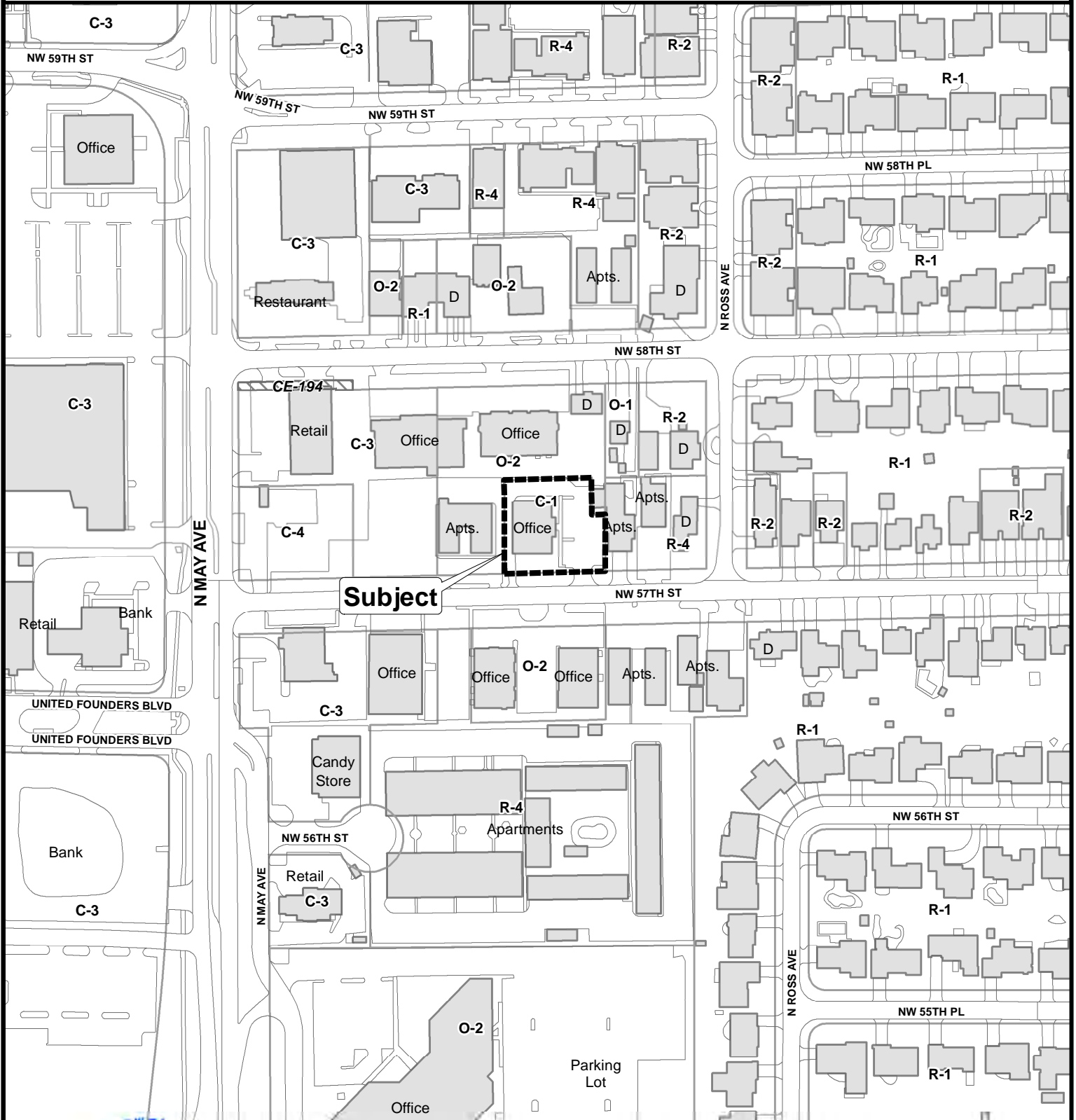


Case No: SPUD-1675

Applicant: Lil Sebastian Memorial Hospital, LLC

Existing Zoning: C-1

Location: 2821 NW 57th St.

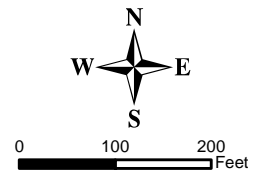


Note: "Subject" is located approximately 2,841' North of NW 50th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-0
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

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14205 N Douglas Blvd
Jones, Ok 73049
918-916-0467
rfperteet@gmail.com

SPUD-0 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 **C1 Commercial Neighborhood 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:

8300.1 Administrative and Professional Offices

8300.2 Adult Day Care Facilities

8300.5 Alcoholic Beverage Retail Sales

8300.8 Animal Sales and Services: Grooming

8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted

8300.21 Automotive and Equipment: Storage

8300.24 Business Support Services 8300.25 Child Care Centers

8300.32 Convenience Sales and Personal Services

8200.2 Dwelling Units and Mixed Uses

8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted

8300.37 Eating Establishments: Sitdown

8300.41 Food and Beverage Retail Sales

8150.6.3 Greenhouse

8150.6.5 Hoop House

8250.11 Library Services and Community Centers

8250.12 Light Public Protection and Utility: General

8250.13 Light Public Protection and Utility: Restricted

8250.14 Low Impact Institutional: Neighborhood-Related

8300.52 Medical Services: General

8300.53 Medical Services: Restricted

8300.59 Personal Services: Restricted

8300.61 Repair Services: Consumer

2. **Maximum Building Height:** The maximum building height shall be in accordance with the C1 zoning district.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the C1 zoning district.
4. **Maximum Number of Buildings:** There will be a maximum of 2 buildings within this SPUD
5. **Building Setback Lines:** Building setback lines shall be in accordance with the C1 zoning district.
6. **Sight-proof Screening:** N/A
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance. Trees shall be preserved within setbacks to the maximum extent possible.
8. **Signs:**
 - 8.1 **Free standing accessory signs:** A maximum of two (2) freestanding ground (monument) signs shall be allowed. The maximum size being twelve (12) feet height and

one hundred (100) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve.

8.2 Attached signs: Attached signs will be in accordance with the C1 zoning district regulations.

8.3 Non-Accessory Signs: Non-accessory signs will be prohibited

8.4 Electronic Message Display signs: Electronic Message Display signs will be prohibited.

9. Access: There shall be an access point from 57th street

10. Sidewalks: All sidewalks shall be constructed in accordance with City specifications. All sidewalks shall be designed and constructed in accordance with the Subchapter II of the American With Disabilities Act, 42 U.S.C. § 12131, et seq., as amended, and the regulations promulgated there under ("ADA"). Existing sidewalks shall not be removed except for the purpose of replacement.

II. Other Development Regulations:

1. Architecture: Buildings within this SPUD shall be permitted to utilize the following building materials: Brick, brick veneer, architectural metal, stucco, rock, stone masonry or other masonry products such as architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cementboard may also be permitted.

2. Open Space: shall be in accordance with the base zoning district

3. Street Improvements: N/A

4. Site 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.

5. Dumpsters: Will be located on the north side of the property

6. **Parking:** Spaces on east side of building. Parking spaces on north side of building would not be for public use. The driveway on the west side of the building will not be accessible for exit from the north parking spaces. A mobile medical office unit may be parked in the driveway on the west side of the building. Parking spaces will be as drawn in Exhibit B.

7. **Maintenance:** Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. 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.

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

9. **Other:** Placement of mobile medical office or automotive storage will be kept on the west or north side of the building

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Master Development Plan Map

Exhibit C: Specifications of mobile medical office

Exhibit D: Property Owners Report

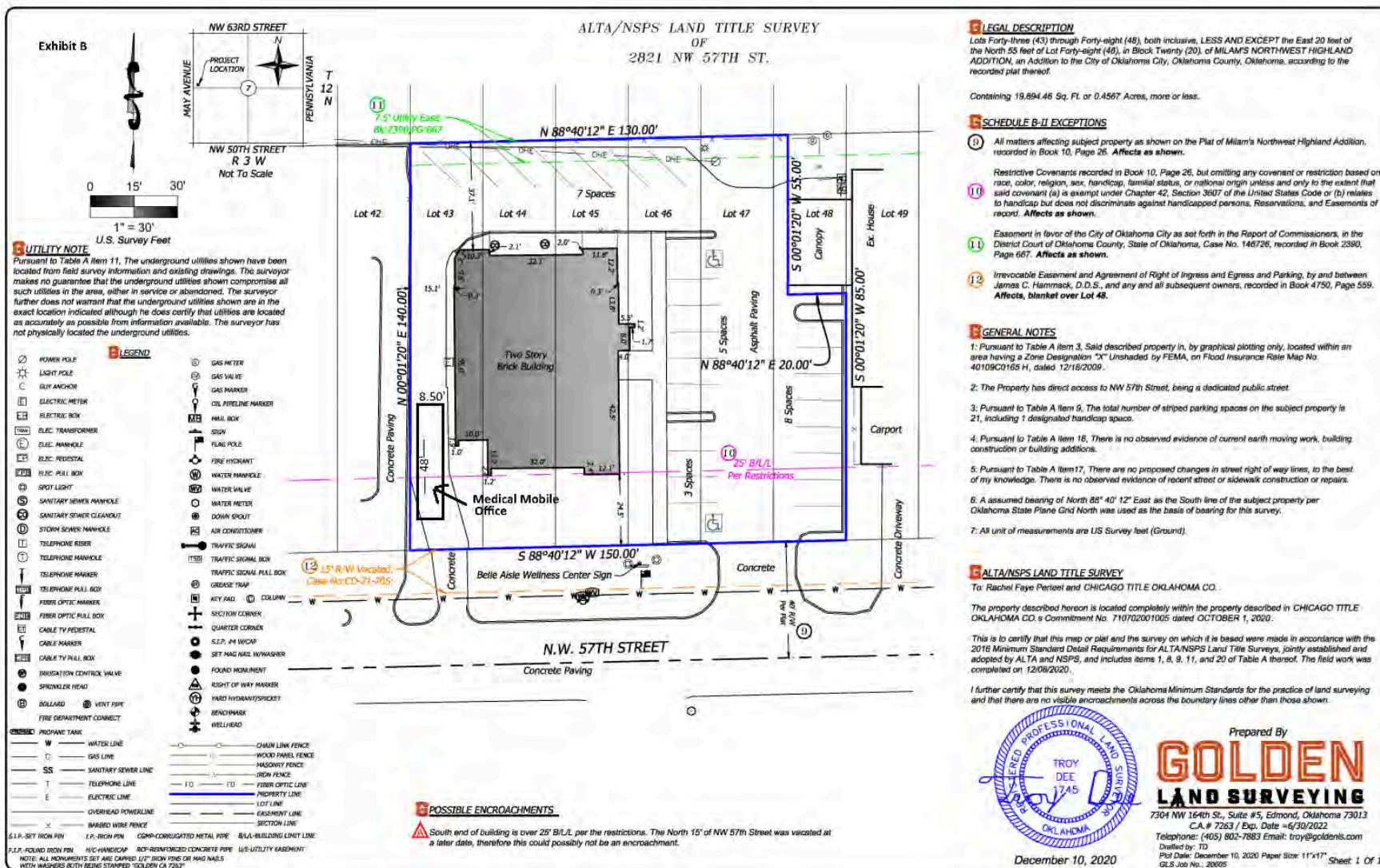
Exhibit E: Deed

Exhibit A
Legal Description

2821 NW 57th St.
Oklahoma City, Oklahoma 73112

Legal Description:

Lots Forty-three (43) thru Forty-eight (48), both inclusive, less and except the East 20.00 feet of the North 55.00 feet of Lot Forty-eight (48) in Block Twenty (20), in Milam's Northwest Highland Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



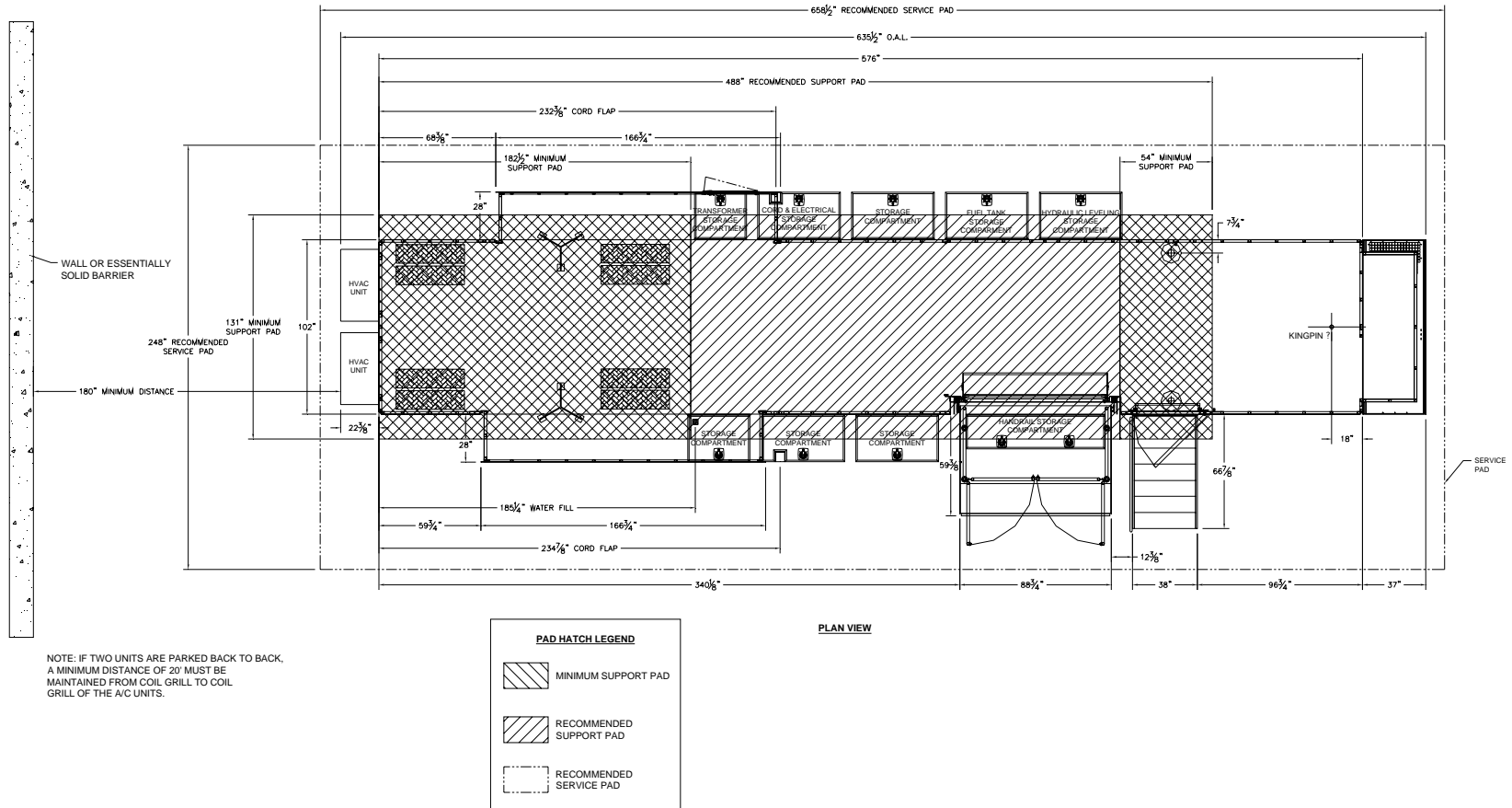
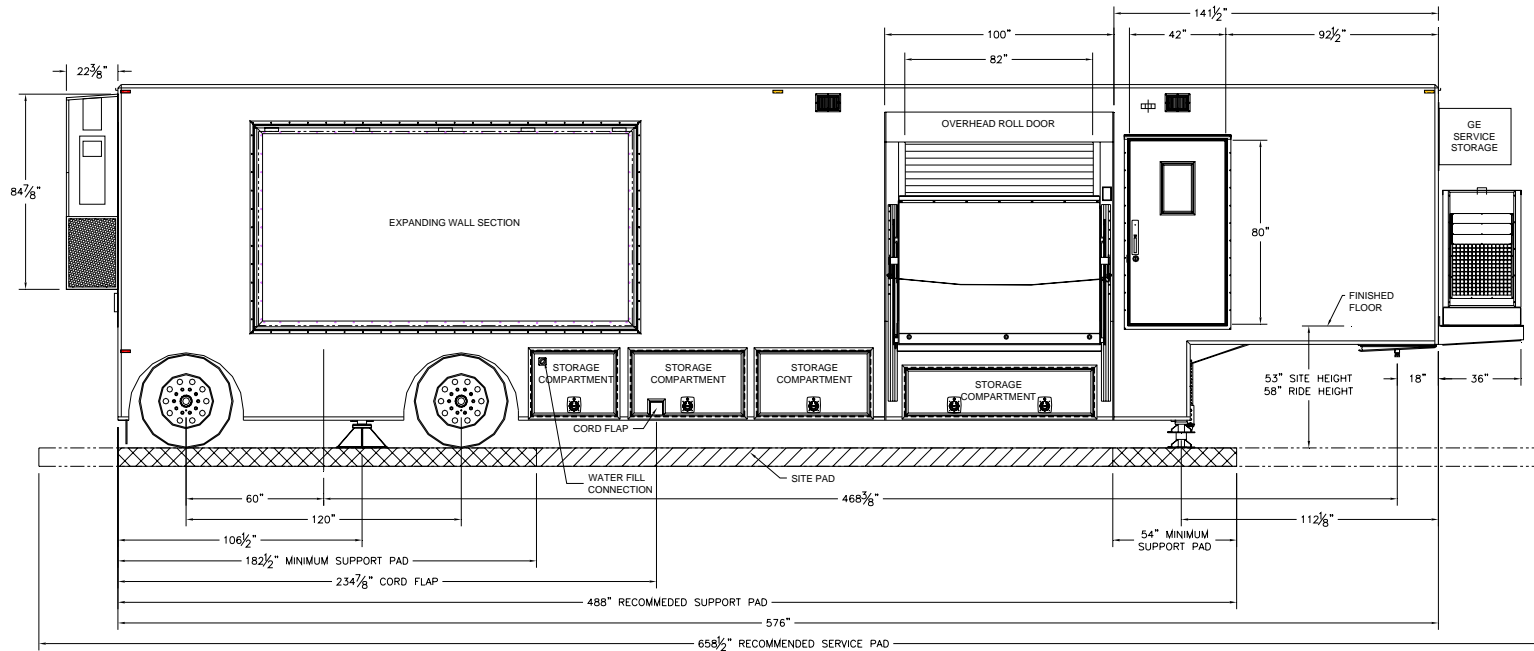


Figure 2: Plan Layout



*RIGHTSIDE
ELEVATION VIEW*

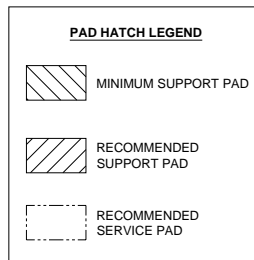
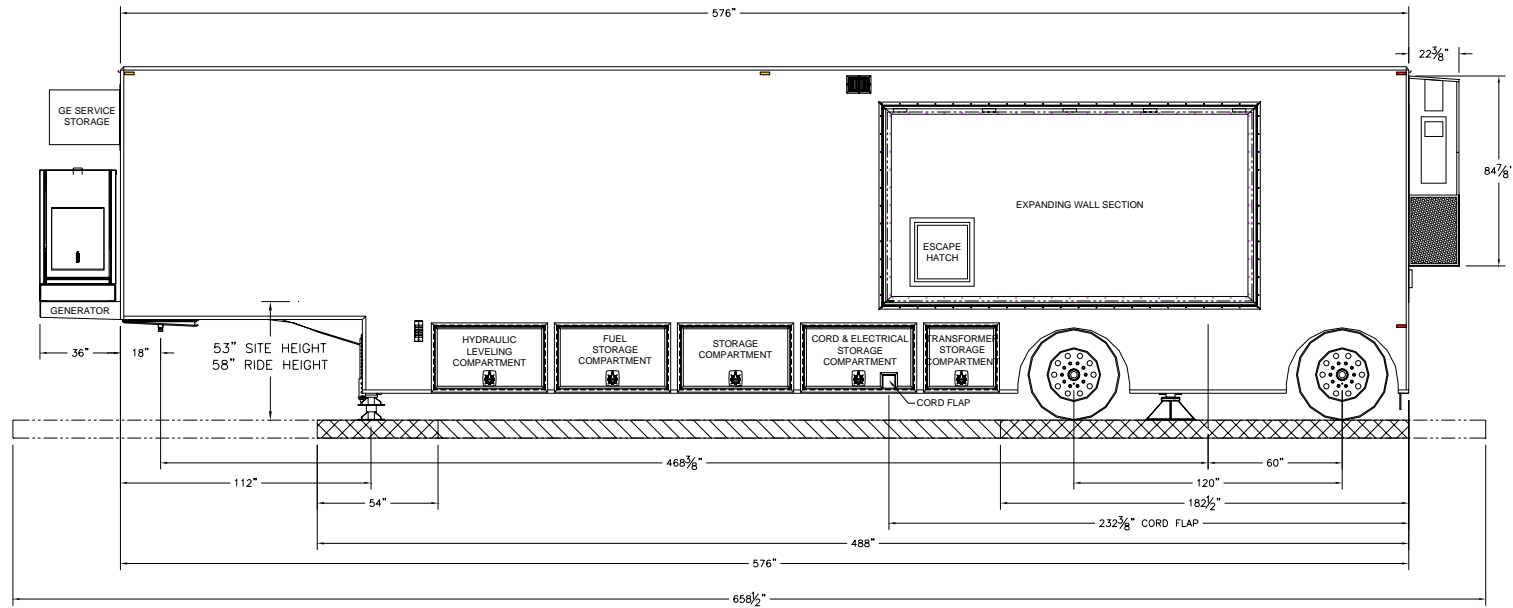


Figure 3: Right Side Elevation



LEFTSIDE ELEVATION VIEW
DRAWING AT SITE HEIGHT

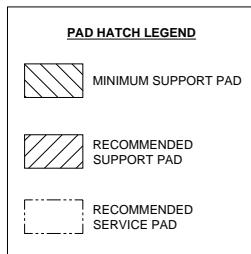
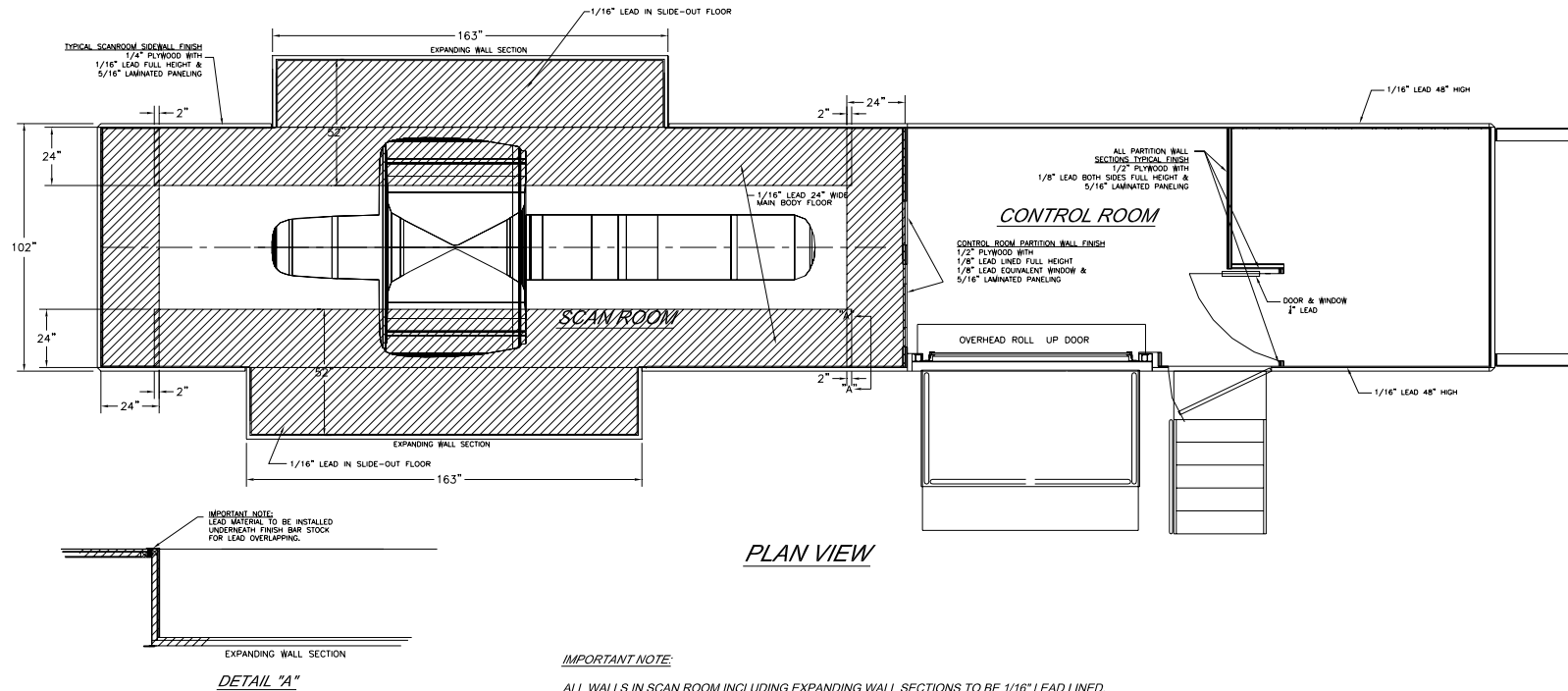


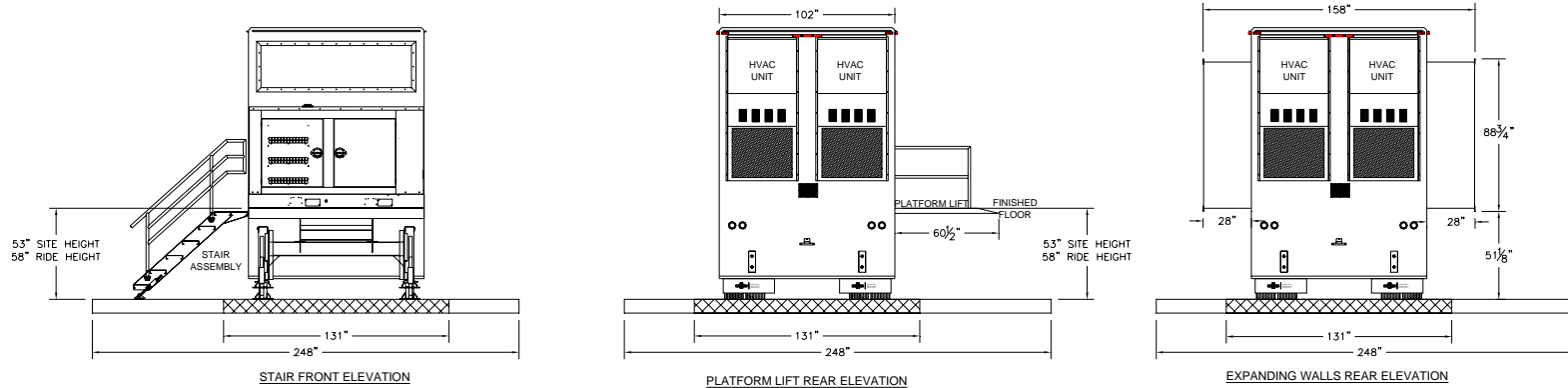
Figure 4: Left Side Elevation



PLAN VIEW

IMPORTANT NOTE:
ALL WALLS IN SCAN ROOM INCLUDING EXPANDING WALL SECTIONS TO BE 1/16" LEAD LINED.
LEAD IN SCAN ROOM WALL TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR
ALL FLOOR, WALL AND CORNER SEAMS TO HAVE OVERLAPPING LEAD

Figure 5: Radiation Shielding Plan View



NOTE: THIS DRAWING APPLIES TO AD-112 AND AD-123 THRU AD-142 ONLY.

PAD HATCH LEGEND	
	MINIMUM SUPPORT PAD
	RECOMMENDED SUPPORT PAD
	RECOMMENDED SERVICE PAD

Figure 6: Stair / Lift / Wall Elevation