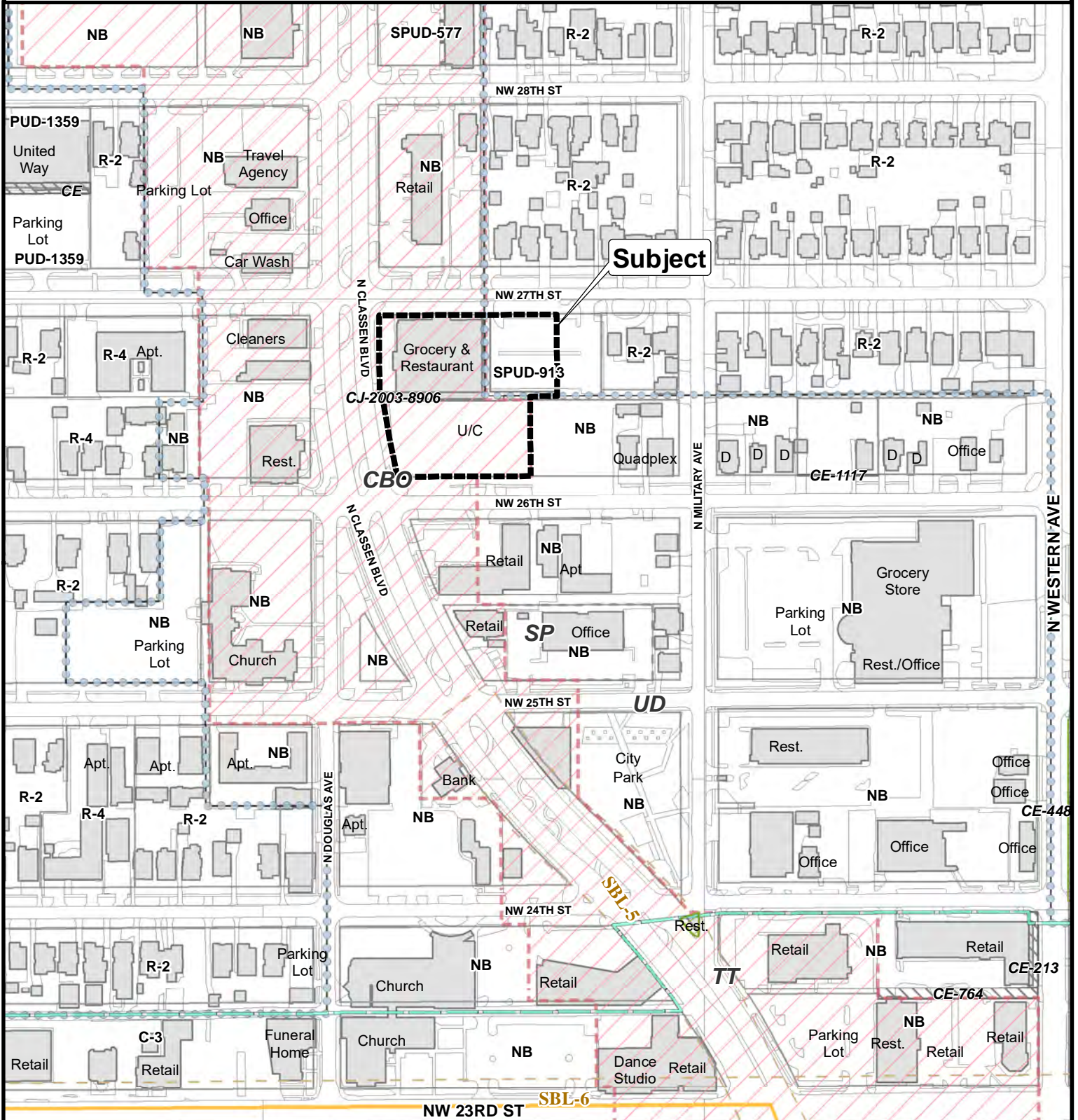


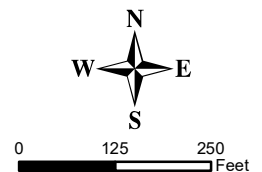
Case No: SPUD-1683 Applicant: The L&H Family Limited Partnership and China Town, Inc. and Larry Lee and Chinatown, Inc.

Existing Zoning: SPUD-913 / UD / CBO Location: 1229 NW 26th St.



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, 2010). This development is intended and designed to be a mixed-use development balancing retail sales, business uses and restaurants. It is intended that these uses should combine to comprise this mixed-use development and that not any one of these components should occupy the entire development.

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This SPUD will be divided into two tracts, Tract 1 and Tract 2.

Tract 1 of this site will be developed in accordance with the regulation of the **NB Neighborhood Business District** and the design standards and guidelines for the **Urban Design Overlay District** (OKC Zoning Ordinance, 2010) except that the following restrictions will apply:

Tract 2 of this site will be developed in accordance with the regulation of the **NB Neighborhood Business District** (OKC Zoning Ordinance, 2010).

1. The following use(s) will be the only use(s) permitted within Tract 1 on this site:

Tract 1 Permitted Use Units:

Dwelling Units and Mixed Use (8200.2)
Administrative and Professional Office (8300.1)
Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) subject to approval of an ABC Overlay or subject to any conditions for such users established by future code amendments
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
Food and Beverage Retail Sales (8300.41)
Alcoholic Beverage Retail Sales (8300.5)
Personal Services: General (8300.58)
Personal Services: Restricted (8300.59)
Repair Services: Consumer (8300.61)
Retail Sales and Services: General (8300.63)

Tract 2 Permitted Use Units:

Automotive: Parking Lots as a Principle Use (8300.13)

2. Maximum Building Height: 60-feet
3. Maximum Building Size: 3 stories, 30,000 sqft. per floor
4. Maximum Number of Buildings: 1 (one primary structure)
5. Building Setback Lines

North: 0-feet
West: 0-feet
South: 0-feet
East: 5-feet

6. Sight-proof Screening: No less than a six-foot and no greater than an eight-foot fence or wall shall be required along the East property boundary. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof.

Dumpsters: Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public view and shall be placed no closer than 10 feet from all property lines adjacent to residential zoning/use.

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

8. Signs:

8.1 Freestanding Accessory Signs

There may be one freestanding sign within this SPUD, which shall be a ground (monument) sign with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

Electronic Message Display signs shall not be permitted.

8.2 Attached Signs

Attached signs shall be in accordance with the base zoning district regulations, including all applicable provisions of the UD overlay district.

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

9. Access: There shall be no more than 2 access points from North Classen Boulevard, 4 access points from NW 27th Street and 1 access point from NW 26th Street in this SPUD.

10. Sidewalks: Five-foot sidewalks shall be constructed on N. Classen Boulevard with each development parcel. Six-foot sidewalks shall be constructed if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Five-foot sidewalks shall be constructed on NW 27th and NW 26th Streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish for the first floor of all structures, exclusive of windows and doors, shall not consist of EIFS, stucco, or concrete-board but shall consist of brick veneer, rock, stone masonry, tilt-up concrete panels, and architectural metal panels. Exterior building wall finish of the second and third floors, exclusive of windows and doors, shall consist of a maximum of 50% EIFS, stucco, or concrete-board with at least of 50% brick veneer, rock, stone masonry and/ architectural metal panels.

2. Open Space: N/A

3. Street Improvements: N/A

4. Operations: The area(s) designated for Drinking Establishments: Sitdown. Alcohol Permitted (8300.33) shall be limited to no more than a combined 5,000 square footage.

Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)

Eating Establishments: Sitdown, Alcohol Permitted (8300.38)

Outdoor consumption of food or beverages shall cease at 11:00 p.m. within 100 ft. of residential uses.

Retail Sales and Services

5. 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, 2010, as amended.

Parking: The parking spaces shown on Exhibit B, Site Plan shall be deemed to satisfy the required parking for all uses within this SPUD. All proposed on-street parking must be reviewed and approved by the Traffic and Transportation Commission. On-street parking must meet Municipal Code Section 32-304.

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.

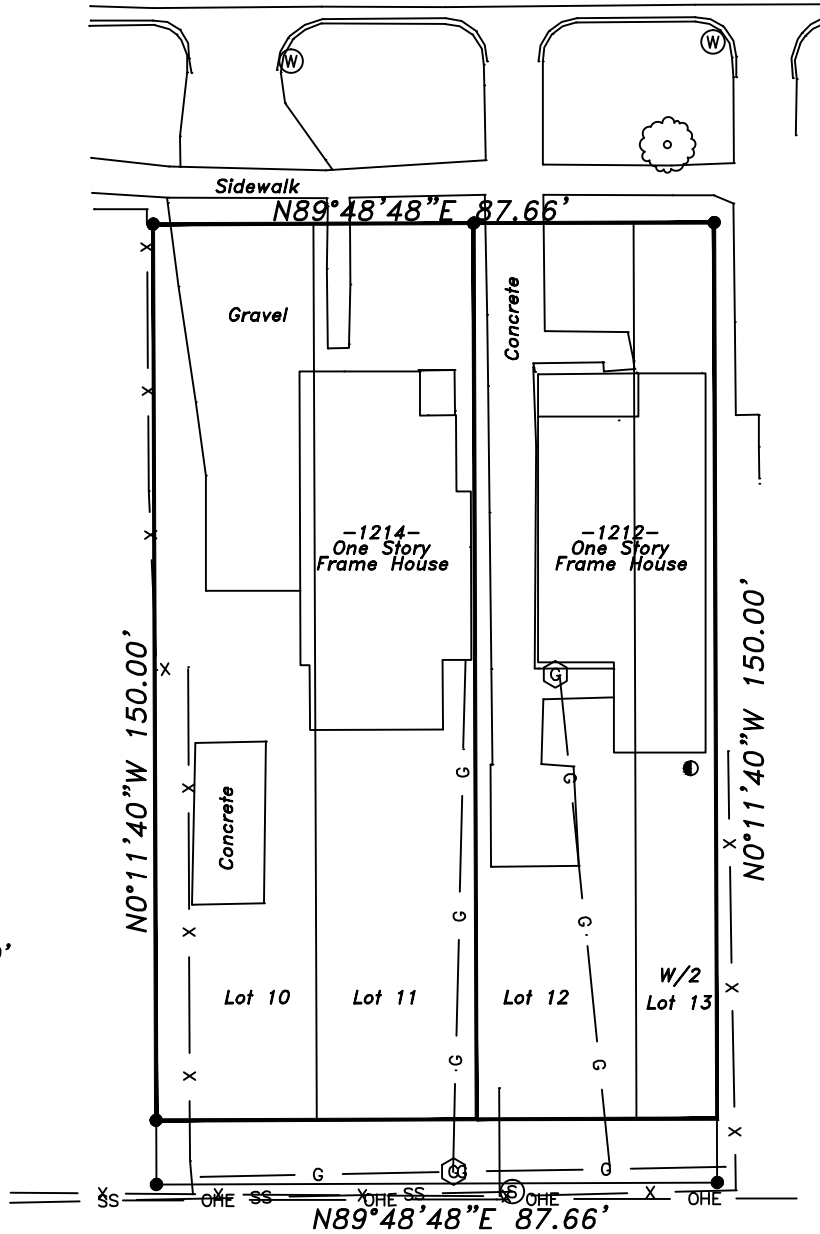
III. Supporting Documents


Exhibit A: Legal Description

Exhibit B: Site Plan

EXHIBIT ONLY

N.W. 27TH STREET
Asphalt Paving



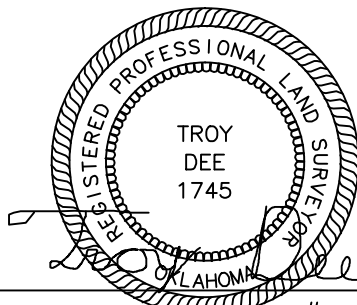

 Basis of Bearing
 Subdivision Plat

SCALE: 1" = 30'

LOTS 10-11, BLOCK 18, IN EPWORTH VIEW ADDITION, TO OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT 12 AND THE WEST HALF (W/2) OF LOT 13, IN BLOCK 18, IN EPWORTH VIEW ADDITION SUPPLEMENTAL PLAT, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



Troy Dee, PLS #1745

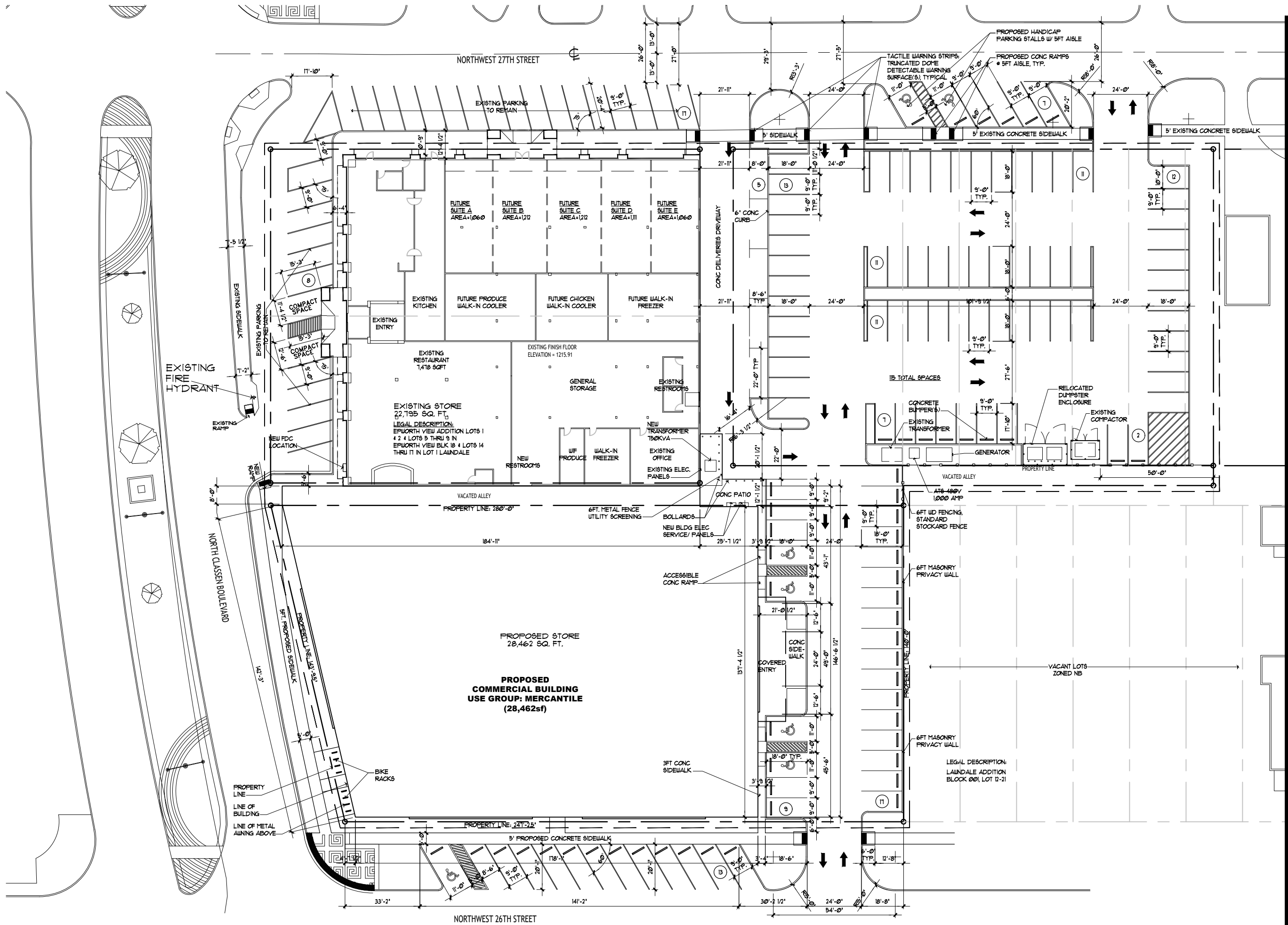
Troy Dee, PLS

920 N.W. 139th St. Pkwy, Oklahoma City, Oklahoma 73013
 C.A.# 7263 / Exp. Date =6/30/2016
 Telephone: (405) 802-7883
 troy1745@gmail.com



SAMGRESHAM ARCHITECTURE

CHINATOWN MARKET
1229 NW 26TH
OKC, OK 73106



PROPOSED SITE PLAN
SCALE: 1" = 40'



NORTH

A1.1