

**APPROVED**

8-16-2022

BY THE CITY COUNCIL

*Amy H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1408**  
**MASTER DESIGN STATEMENT**

**(March 23, 2022)**  
**(May 19, 2022)**

**PREPARED BY:**

Chrisscott, LP  
Marshall Homra  
5623 N. Western Avenue, Suite. B  
Oklahoma City, OK 73118  
Office: (405) 842-3630  
Cell: (731) 444-2060  
marshallhomra@gmail.com

# **SPUD-(1408) 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 development regulations of the **O-1 Limited Office 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:

- Single-Family Residential (8200.14)
  - Administrative and Professional Offices (8300.1)
2. **Maximum Building Height:** The maximum building height shall be two stories and thirty-five feet (35 ft.).
  3. **Maximum Building Size:** The maximum building size for development on this site shall be 4,000 sf.

4. **Maximum Number of Buildings:** There shall only be one building allowed on this site.

5. **Building Setback Lines**

Front Yard: 25 ft.

Rear Yard: 25 ft.

West Yard: 12 ft.

East Yard: 5 ft.

6. **Sight-Proof Screening:** If the site is developed residentially, no sight-proof screening or fencing shall be required. If the site is developed for office use, then sight-proof screening shall be provided to screen the site from adjoining residential property to the west. This screening shall consist of a vegetative barrier of Nelly Stevens or similar evergreen plantings 4 to 8 feet in height.
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:** There shall be no free-standing signage. If the property is developed for office use, wall-mounted lettering is permitted to be attached only to the east face of the office structure; provided the lettering is not internally illuminated. Back-lit lettering not to exceed 100 nits is permitted. All free-standing signage is prohibited. Monument signs, pole signs, non-accessory signs and Electronic Message Display signs are prohibited. Additionally, wall signage shall be off (dark) at 7:00 pm.
9. **Sidewalks:** Sidewalks will not be required.

## II. **Other Development Regulations:**

1. **Architecture:** Exterior building wall finish on all four (4) sides of all structures shall consist of a minimum of 70% brick veneer, rock or stone masonry, concrete fiber board, architectural metal panels, exclusive of windows and doors. Specifically, the rear (west and south sides) of the structure shall not be of lesser material (such as cinder block) than the north and east sides of the structure.

If the site is developed residentially, the residential structure shall be required to have main entry doors facing NW 56th Street. The front building line of the residence shall align visually with the predominant front building line of residences along NW 56th Street to the west.

2. **Open Space:** N/A
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. If the site is developed for office use, lighting shall be specifically located and directed to prevent spillover onto surrounding residential properties; pole mounted lighting is not permitted. Site lighting shall not exceed 0.75-foot candles sustained.
5. **Dumpsters:** Dumpster(s) shall not be permitted in this SPUD. The single-family residence or the administrative and professional office shall utilize the City of Oklahoma City waste pick up services.
6. **Parking:**
  - 6.1 **Administrative and Professional Office Parking:** If the property developed for office use, then off-site parking shall be provided at a rate of 15 parking spaces per building. Fifteen parking spaces per building shall be deemed to meet all parking requirements.
  - 6.2 **Single Family Residential Parking:** If the property is developed for a single-family residential use, then two parking spaces in addition to a garage shall be provided for the property.
  - 6.3 **On Street Parking:** There shall be no on-street parking or inset parking permitted along NW 56th Street.
7. **Access:** If this property is developed for residential use, there shall be one private access point from NW 56th Street. If the site is developed for office use, access will be taken from NW 56th Street through the shared driveway, which is in common ownership with this site, in accordance with the cross-access agreements of record.

Access to the SPUD is as shown on the master development plan map (Exhibit B) as further described below.
8. **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.

9. **Drainage:** Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways will be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code which includes certain allowances in constructions standards for special planned unit developments. Such private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.
10. **Other:** Development of this parcel will comply with Chapter 16 (Drainage Ordinance) of the Oklahoma City Municipal Code, 2010, as amended. Every effort will be made by the developer to work with the City of Oklahoma City to move the City forward with the completion of the necessary drainage improvements at N. Western Avenue and NW 56<sup>th</sup> Street.

### III. **Supporting Documents:**

Exhibit A: Legal Description

Exhibit B: Survey

Exhibit C: Residential Master Development Plan

Exhibit D: Office Master Development Plan

**EXHIBIT A**  
**SPUD-1408**

**LEGAL DESCRIPTION**

Meadowbrook Acres  
Lot 3 Block 7  
West Portion

March 23, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot Three (3) Block Seven (7) as shown on the recorded plat MEADOWBROOK ACRES, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Lot 3;

THENCE South 89°37'03" West, along and with the North line of said Lot 3, a distance of 47.00 feet to the POINT OF BEGINNING;

THENCE South 10°48'48" East, departing said North line, a distance of 5.32 feet;

THENCE South 00°01'15" West, a distance of 149.25 feet;

THENCE South 32°07'36" West, a distance of 11.29 feet;

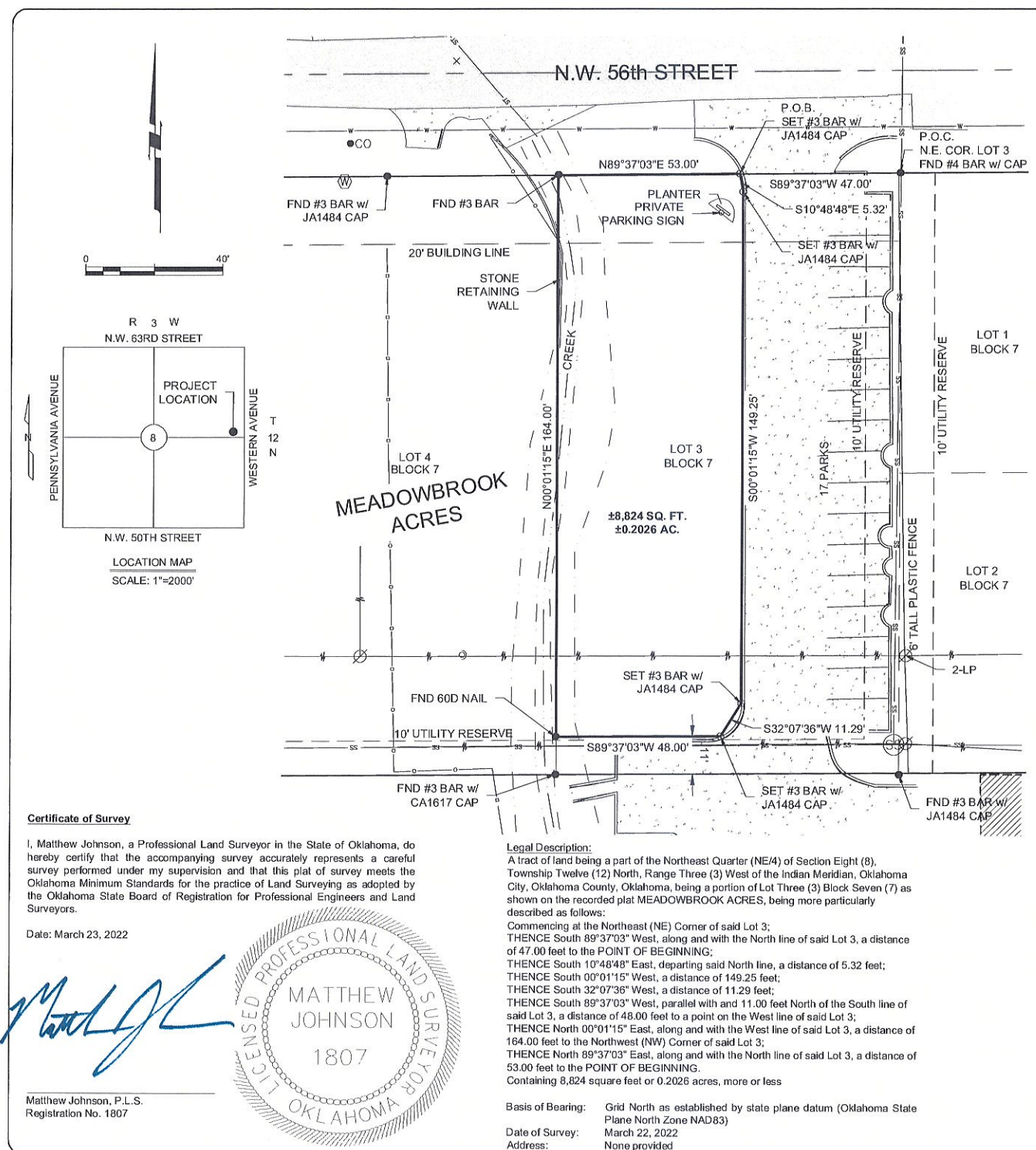
THENCE South 89°37'03" West, parallel with and 11.00 feet North of the South line of said Lot 3, a distance of 48.00 feet to a point on the West line of said Lot 3;

THENCE North 00°01'15" East, along and with the West line of said Lot 3, a distance of 164.00 feet to the Northwest (NW) Corner of said Lot 3;

THENCE North 89°37'03" East, along and with the North line of said Lot 3, a distance of 53.00 feet to the POINT OF BEGINNING.

Containing 8,824 square feet or 0.2026 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



ACAD FILE: S:\Civil 3D\proj\5224\Working Folder\5224-Lot Pin Survey West.dwg, 3/23/2022 2:08 PM, Matt Johnson  
XREFS LOADED: 5224-bdy.dwg

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Proj. No.: 5224  
Date: 3-23-22  
Scale: 1"=40'

## LOT 3 BLOCK 7 MEADOWBROOK ACRES

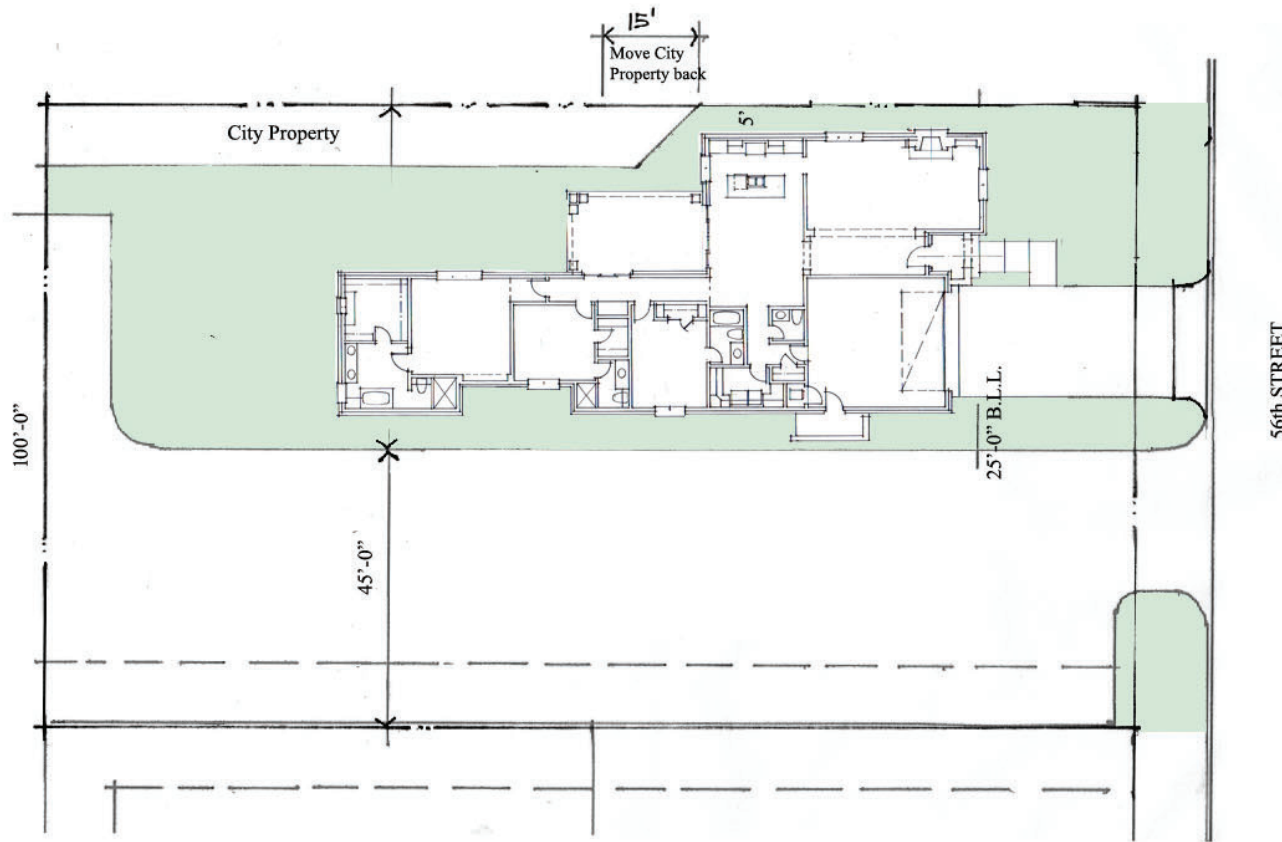
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**WEST PORTION  
LOT PIN SURVEY**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 05-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •

EXHIBIT C  
RESIDENTIAL MASTER DEVELOPMENT  
PLAN



FINAL DEVELOPMENT

CONCEPT SITE PLAN

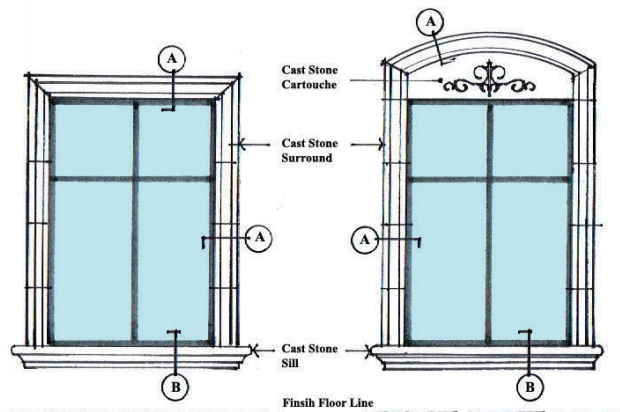
SCALE: 1" = 20'-0"

DECEMBER 10, 2021

NORTH

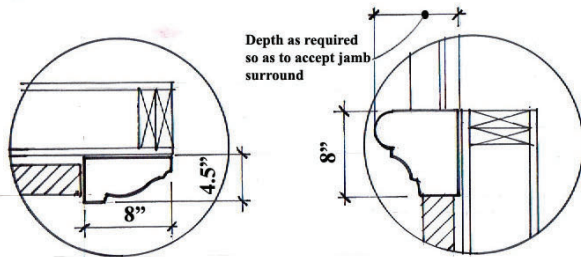






**TYPICAL WINDOW SURROUND**  
SCALE: 3/8" = 1'-0"

**OPTIONAL WINDOW SURROUND**  
SCALE: 3/8" = 1'-0"



**A JAMB/ HEAD DET.**  
SCALE: 1-1/2" = 1'-0"

**B SILL DET.**  
SCALE: 1-1/2" = 1'-0"

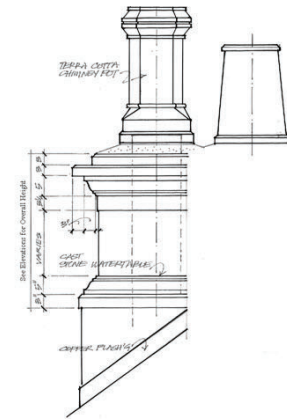
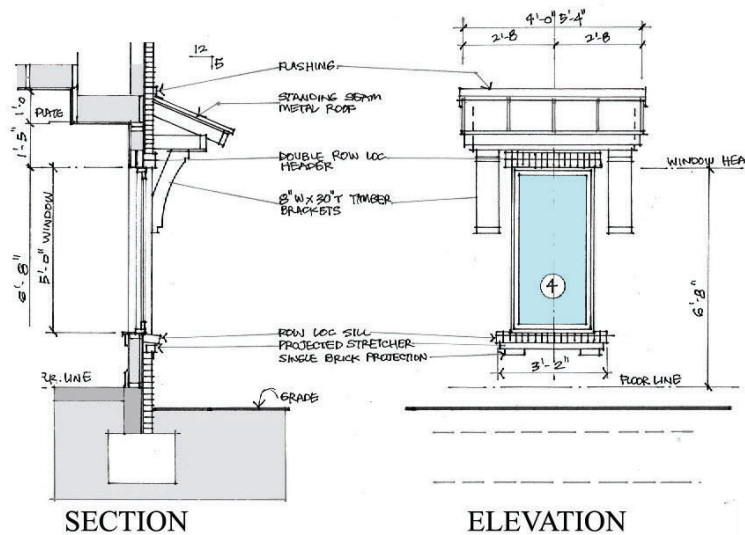
## INDEX of DRAWINGS:

- A-1 Site plan, Details
- A-2 Floor Plan
- A-3 Roof Plan
- A-4 Elevations

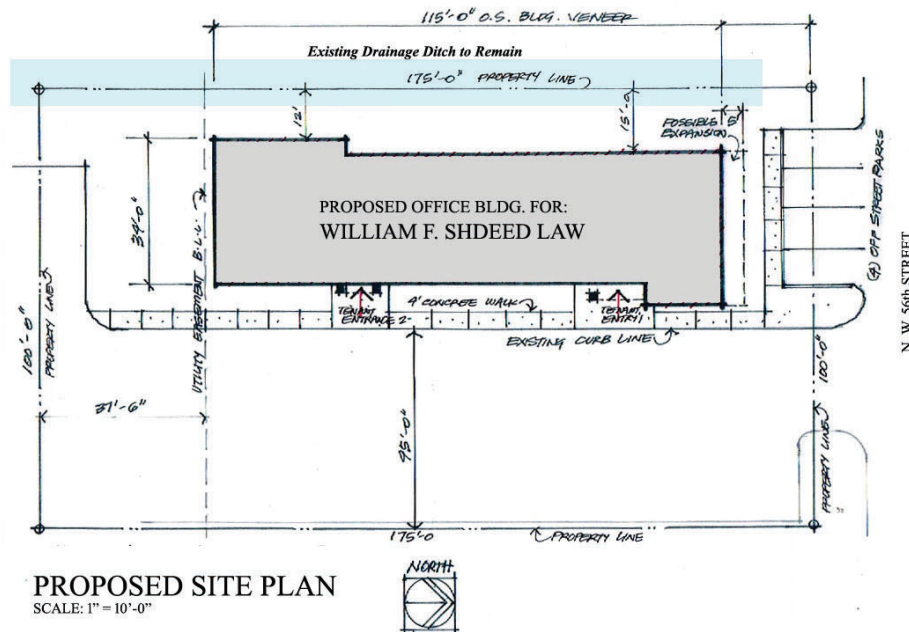


*Stephen K. Blair*

FEBRUARY 20, 2020



**CHIMNEY CAP DETAIL**  
SCALE: 1/2" = 1'-0"



**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"

These drawings are schematic in nature and are not intended to serve as complete construction documents. It is further intended by the absence of notes, details, specifications, etc. that the burden of meeting all codes and government regulations of the jurisdiction as well as meeting the acceptable standards of quality construction is totally the responsibility of the general contractor. It is the owners responsibility to obtain a contractor who, as evidenced by past work and references, is capable of constructing and fully completing a project of this type and size.