

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT  
**SPUD-1721**  
**MASTER DESIGN STATEMENT**

**April 03, 2025**  
**April 30, 2025**

**PREPARED BY:**

Roca Engineering, Inc.  
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**SPUD-1721 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 **C-3 Community Commercial** zoning 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
- 8300.18 Automotive and Equipment: Automobile Dealerships and Malls

- 1.1 **Minimum Lot Size:** Per the base zoning district regulations.
  - 1.2 **Minimum Lot Width:** Per the base zoning district regulations.
2. **Maximum Building Height:** Per the base zoning district regulations.
3. **Maximum Building Size:** Per the base zoning district regulations.

**4. Maximum Number of Buildings:**

There shall be a maximum of 1 building, excluding accessory structures, in this SPUD.

**5. Building Setback Lines**

Front Yard: 25 Feet

Rear Yard: Per base zoning regulations.

East Side Yard: Per base zoning regulations.

West Side Yard: Per base zoning regulations.

**6. Sight-proof Screening:**

Sight proof screening shall be per the base zoning district regulations.

**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:**

Signage shall be in accordance with the base zoning district regulations except that Off-Premise and EMD signs shall be prohibited.

**9. Access:**

One access from SE 44th Street and South Alley. If used for access, the alley shall be improved in accordance with the applicable City of Oklahoma City Standards and Specifications.

**10. Sidewalks**

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

**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.

**2. Open Space:**

A minimum of 25% open space, defined as no buildings or paving, shall be provided.

**3. Street Improvements:**

If used for access, the alley shall be improved in accordance with the applicable City of Oklahoma City Standards and Specifications.

**4. Site Lighting:**

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, except that lights shall be no higher than 16 feet tall and will be directed away from any residential lots.

**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 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:**

Maintenance of the common areas, private drainage easements, private driveways, and island / medians 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:**

N/A

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1721 – Exhibit A – Legal Description

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10), in Block Two (2), of CARNEY HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma.



**PARKING NOTE & LEGEND**

TOTAL BUILDING AREA 1,500 SF  
 REQUIRED PARKING SPACES 1 ADA + 7 = 8  
 1 SP/ 200 SF

DISPLAY AREA  
 CUSTOMER PARKING

**LANDSCAPING POINTS**

PARKING SPACES : 8 REQUIRED  
 DEVELOPED AREA = 1,500 SF

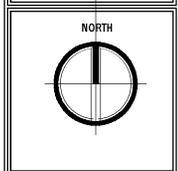
REQUIRED SITE POINTS = 1 POINT / 200 SF DEVELOPED AREA  
 = 80 POINTS PER OKLAHOMA CITY  
 REQUIRED PARKING POINTS = 2 POINTS / PARKING SPACE  
 = 2 X 8 = 16 POINTS  
 = 1 POINTS / ADDITIONAL PARKING  
 = 1 X 20 = 20 POINTS  
 REQUIRED LANDSCAPING POINTS = 126 POINTS

**PLANT LIST**

POINTS	QUANTITY	SIZE	SYML	COMMON NAME	RECD POINTS
12	4	2" CAL	☉	PANICLED GOLDEN PINK TREE	48 POINTS
3	4	5 GAL	●	FRASERS PHOTNIA EVERGREEN	12 POINTS
4 PT/SY	330	N/A	☼	BERMUDA SOG	82.5 POINTS

124.5 POINTS PROVIDED

NOTE:  
 THE IRRIGATION METHOD = HOSE BIB CONNECTION WITHIN 100' OF ALL LANDSCAPING



432 SE 44th  
 OKLAHOMA CITY, OK 73129

**DRAWING ISSUE**

MARK	DATE	DESCRIPTION

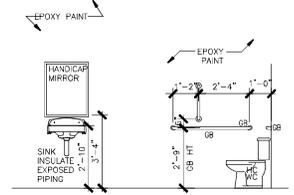
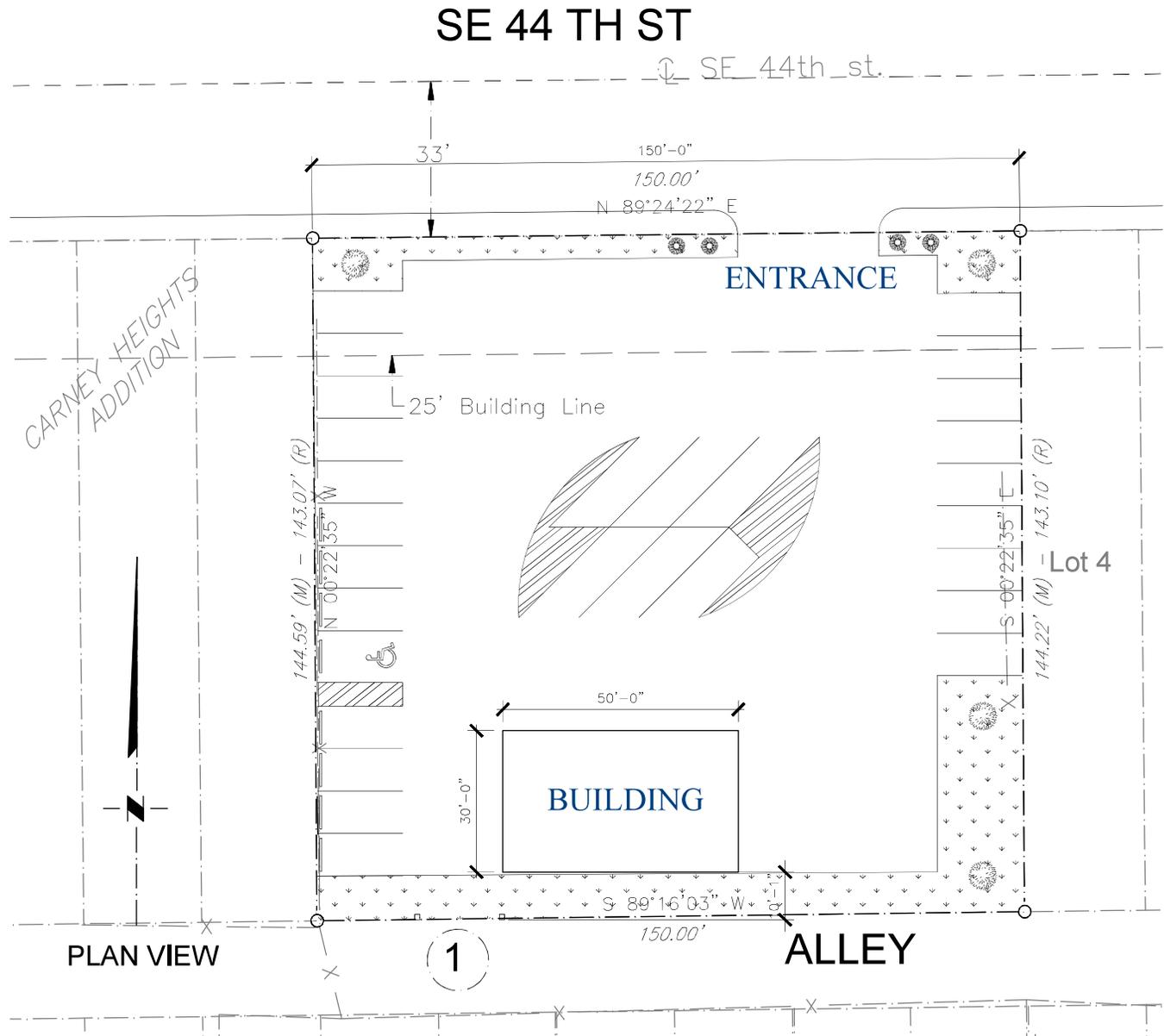
**DRAWING**

LANDSCAPE

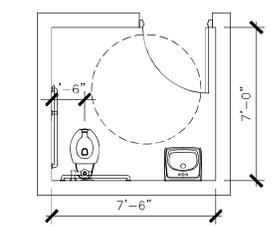
PROJECT #	DATE	SCALE	DATE
			02.11.25

REVISION: REV-A

A-101



3 RESTROOM ELEVATION  
 SCALE 3/8" = 1'-0"



2 RESTROOM PLAN  
 SCALE 1/4" = 1'-0"

1 SITE PLAN  
 SCALE 3/32" = 1'-0"