

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1651**  
**MASTER DESIGN STATEMENT FOR**  
**4235 NE 122<sup>nd</sup> St.**

**June 13, 2024**  
**July 12, 2024**  
**September 3, 2024**  
**September 10, 2024**  
**September 18, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

## **SPUD-1651 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 **R-4 General Residential 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:

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of four (4) multifamily structures arranged in a manner to aesthetically mimic a larger mansion/single family home, as depicted in Exhibit C, that have been divided into a tri-plex, four-plex, or five-plex.]
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

**2. Maximum Building Height:**

The maximum building height shall be thirty-five (35) feet and two (2) stories.

**3. Maximum Building Size:**

The maximum building size shall be 8,000 square feet.

**4. Maximum Number of Buildings/Dwelling Units:**

There shall be a maximum of nine (9) structures within this SPUD, consisting of four (4) multifamily structures, four (4) detached garages, and one (1) amenity building.

There shall be a maximum of 30 dwelling units.

**5. Building Setback Lines**

South (NE 122<sup>nd</sup> Street): 25 feet

North : 25 feet

East (North Coltrane Road): 15 feet

West: 15 feet, except that there shall be a 100-foot setback for residential structures

Internal Setbacks: Per Code

**6. Sight-proof Screening:**

Sight proof screening shall be in accordance with the base zoning district, except that an 8-foot-high sight-proof fence shall be required along the northern and western property line.

**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, except that the north and west yard setbacks shall contain a 15-foot landscape buffer with a minimum of nine (9) points of landscaping installed every twenty-five (25) linear feet of the boundary. Existing healthy trees and native understory shall be preserved to the greatest extent possible throughout the site.

**8. Signs:**

**8.1 Free standing accessory signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached signs**

Attached signs will be in accordance with the base 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:**

Access may be taken from one (1) access location, with a boulevard drive off of NE 122<sup>nd</sup> St.

#### **10. Sidewalks**

Five (5) foot sidewalks shall be constructed on North Coltrane Road and NE 122<sup>nd</sup> Street with each development parcel, or six (6) foot sidewalks 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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

#### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

#### **2. Open Space:**

Open space shall be in accordance with the base zoning district. The following amenities may be included on site within the open space(s): pickleball court, swimming pool, etc.

#### **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.

To minimize light spillover on adjacent residential and/or agricultural uses, outdoor lights will be directed away from any adjacent residential and agricultural properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

**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. Individual “polycart” trash receptacles will be provided adjacent to each multifamily building and will be collected by a private waste management company. These areas will also be screened from view in a similar manner to the dumpsters.

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 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.

**III. Supporting Documents:**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Conceptual Rendering

**SPUD-1651 Exhibit A - Legal Description**

A tract of land more particularly described as follows: Beginning at the Southeast Corner (SE/C) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma; Thence West 328.855 feet; Thence North 661.28 feet; Thence East 329.005 feet; Thence South 661.71 feet to the point of beginning.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SPUD-1651 Exhibit B



1 | SITE PLAN  
1" = 30'-0"

122nd Street Development  
Esperanza Real Estate Investing  
122nd Street and Coltrane Avenue  
Oklahoma City, Oklahoma

Revision		
#	Description	Date

Project Number  
Project Number Here  
Sheet Title  
SITE PLAN

Date  
XXXXXXX

A1.0

