

**APPROVED**

04-08-2025

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1673

MASTER DESIGN STATEMENT

August 28, 2024  
Revised February 19, 2025

**PREPARED BY:**

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**FOR:**

Wesley D. & Cheryl A. White  
*11744 Hope Road*  
*Mustang, Oklahoma 73064*  
*Tel: (405) 819-3770*

## **SPUD-1673 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).

### **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.

This site will be developed in accordance with the use and development regulations of the **AA, Agricultural District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following uses are the only uses permitted within this SPUD:

- Single-family Residential (8200.14),
- Manufactured Home Residential (8200.6) – limited to a maximum of three (3) manufactured homes.
- Manufactured (Mobile) Home Residential (8200.7) – limited to one existing mobile home. Should the mobile home be removed, the replacement shall be a manufactured or single-family residence.
- Animal Raising: Personal (8150.5)
- Community Garden (8150.6.1)
- Composting (8150.6.2)
- Greenhouse (8150.6.3)
- Home Garden (8150.6.4)

Hoop House (8150.6.5)  
Rainwater Harvesting (8150.7.1)  
Row & Field Crops (8150.8)

2. Minimum parcel size: 5 Acres.
3. Maximum lot coverage: The total building coverage within this SPUD shall be a maximum of 5% or 10,890 square feet.
4. Density: A maximum of four (4) detached Dwelling Units are allowed within this SPUD.
5. Minimum lot width: 150 feet.
6. Maximum Building Height: 2 ½ stories and 35 feet.
7. Building Setback Lines

North:	50' Front
South:	25' Rear
East:	25' Side
West:	25' Side, except that the existing carport may encroach within the setback. Should the carport be removed, new structures shall meet 25-foot setback.
8. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.
9. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Existing, healthy trees shall be preserved within setbacks to the maximum extent possible.
10. Signs: No signs allowed.
11. Access: Access to the property shall be from Hope Road.
12. Sidewalks: No sidewalks shall be required for this SPUD.

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

1. Architecture: Architecture shall meet the base zoning requirements in place at the

time of building permit submittal, except that the following shall apply to manufactured homes:

Manufactured homes must meet the following conditions for approval:

- (1) Minimum width: 24 feet.
  - (2) Exterior veneer material must be compatible with at least 50 percent of the existing homes on the block face, unless the number of vacant lots exceeds the number of existing homes.
  - (3) The roof of each home must be a gable or hip type, with at least Class C shingle roofing material.
  - (4) The roof of each home must meet a minimum of a 3:12 slope.
  - (5) Each home must be attached to a continuous concrete or concrete block foundation with crawl space, adequate access and ventilation in accordance with the current adopted code for single-family dwellings.
2. Street Improvements: A Fire Apparatus Access Road Turnaround in accordance with the 2018 International Fire Code, Appendix D, Fire Apparatus Access Road shall be provided and approved by the Fire Marshal. Driving surface shall be allowed to be a minimum of 6-inch compacted crushed rock.
  3. 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.
  4. Dumpsters: Dumpsters are not permitted except during construction. Residential trash collection will be utilized to serve this site.
  5. Lot Line Adjustment: No lot line adjustment shall be allowed by administrative deed approval for this SPUD. Platting or re-platting shall not be required for this SPUD.
  6. Maintenance: Maintenance of the common areas, private drainage easements, and islands/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.

7. 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: Master Development Plan

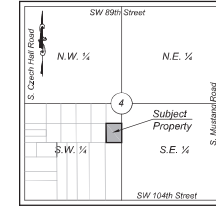
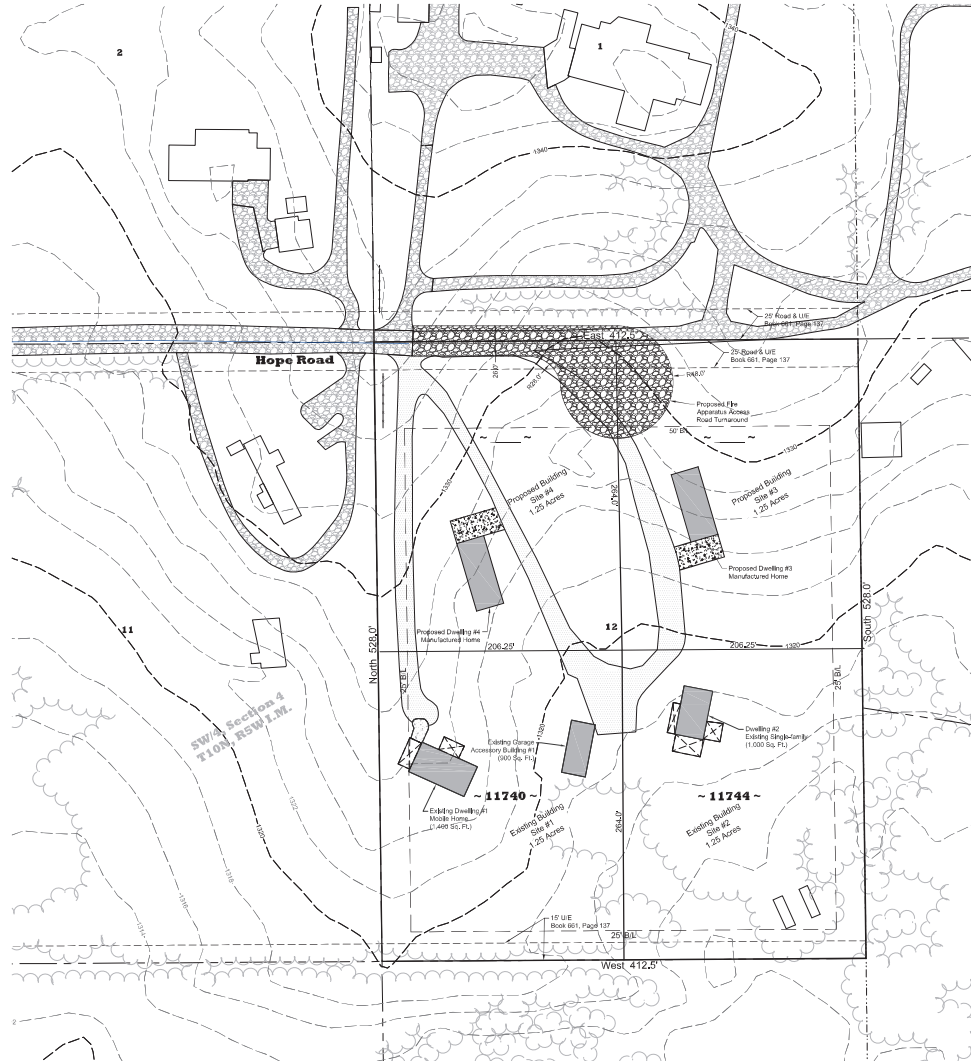
SPUD-1673 Exhibit A – Legal Description

Part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Four (4), Township Ten (10) North, Range Five (5) West of the Indian Meridian, more particularly described as follows, to wit: Beginning at a point 1,056 feet South and 2,654.05 feet East of the Northwest Corner (NW/C) of Southwest Quarter (SW/4); said point being in the East line of said SW/4; Thence North 528 feet; Thence West 412.5 feet; Thence South 528 feet; Thence East 412.5 feet to the Point of Beginning.

# SPUD-1673

## Exhibit B ~ Master Development Plan

Part of the SW/4, Section 4, T10N, R5W, I.M.  
Oklahoma City, Canadian County, Oklahoma



Vicinity Map  
Section 4, Township 10N, Range 5W  
Not To Scale

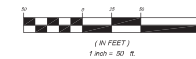
### Legal Descriptions

Statutory Warranty Deed - Book 3292, Page 97

Part of the North half (N1/2) of the Southwest Quarter (SW/4) of Section Four (4), Township Ten (10) North, Range Five (5) West of the Indian Meridian, more particularly described as follows, to wit: Beginning at a point 1056 feet South and 2654.05 feet East of the Northwest corner (NW/C) of Southwest Quarter (SW/4) salt point being in the East line of said SW/4; Thence North 528 feet; Thence West 412.5 feet; Thence South 528 feet; Thence East 412.5 feet to the Point of Beginning.



GRAPHIC SCALE



### Legend

- |       |                      |   |                      |
|-------|----------------------|---|----------------------|
| —     | SUBJECT PROPERTY     | ⬤ | POWER POLE           |
| - - - | PROPERTY LINE        | ⬤ | TELEPHONE PEDISTAL   |
| - - - | RIGHT-OF-WAY LINE    | ⬤ | WELL                 |
| - - - | SECTION LINE         | ⬤ | YARD HYDRANT         |
| - - - | UNDERGROUND GAS LINE | ⬤ | SEPTIC TANK          |
| - - - | BARBED WIRE FENCE    | ⬤ | ELECTRIC TRANSFORMER |
|       |                      | ⬤ | LIGHT POLE           |



THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

REV	DESCRIPTION	DATE
1	Building Plans	01-24-2024
1	NO.	

Wesley D. & Cheryl A. White  
11744 Hope Road  
Mustang, Oklahoma 73064



White Property  
11744 Hope Road  
Oklahoma City, Oklahoma  
SPUD-1673  
Exhibit B ~ Master Development Plan

PROJECT NO.	6764
FILE	6764SPUD
DATE	08-27-2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A

1  
OF 1