

**APPROVED**  
2-25-2025

BY THE CITY COUNCIL  
*Angie B. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT  
**SPUD-1669**

**MASTER DESIGN STATEMENT FOR**

**1 NW 102<sup>nd</sup> St.**

**August 15, 2024**  
**November 4, 2024**  
**November 15, 2024**  
**January 13, 2025**

**PREPARED BY:**

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## SPUD-1669 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 **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses in the O-2 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district. Building height is limited to 15 feet within 25 feet of the eastern boundary of the SPUD.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines:**

The building setback lines shall be as follows:

North: 25 feet

South: 10 feet

East: 10 feet

West: 25 feet

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**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**

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 are prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs are prohibited.

**9. Access:**

Access may be taken from NW 102<sup>nd</sup> St. per Code and Subdivision regulations.

**10. Sidewalks**

Sidewalks shall not be required.

**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, architectural metal, galvanized steel, 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.

**2. Open Space:**

N/A.

**3. Street Improvements:**

Northwest 102<sup>nd</sup> Street shall be improved in accordance with the City of Oklahoma City Standards and Specifications for the entire SPUD frontage.

**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.

**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, except there shall be a minimum of 30 parking spaces.

**7. 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.

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

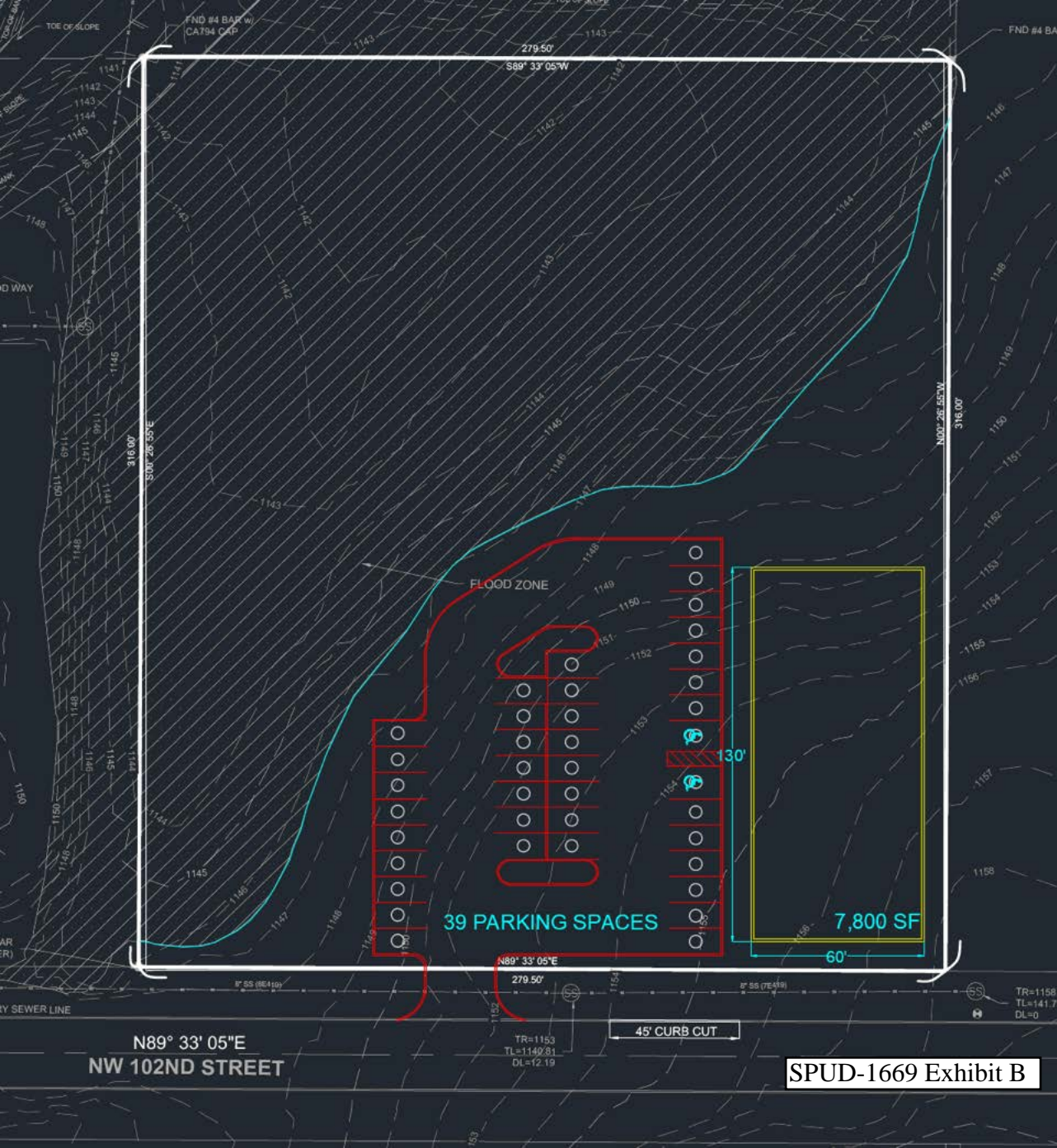
**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

## SPUD-1669 Exhibit A - Legal Description

Parcel 1: A parcel of land 150 feet by 200 feet in the Southeast Corner (SE/C) of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Beginning in the Southeast Corner (SE/C) of said Lot Three (3) for a Point of Beginning: Thence running North on the East line of said Lot Three (3) for a distance of 150 feet; Thence running West parallel with the South line of said Lot Three (3) for a distance of 200 feet; Thence running South and parallel with the East line of said Lot Three (3) for a distance of 150 feet; Thence running East on the South line of said Lot Three (3) for a distance of 200 feet to the Point of Beginning. **AND** Parcel 2: Commencing at the Southeast Comer of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Thence North along the East line of Lot Three (3) a distance of 150 feet for a Point or Place of Beginning; Thence continuing North along the East line of Lot Three (3) a distance of 166 feet; Thence West and parallel with the South line of Lot Three (3) a distance of 279.5 feet; Thence running South and parallel with the East line of Lot Three (3) a distance of 316 feet to the South line of Lot Three (3); Thence running East along the South line of Lot Three (3) a distance of 79.5 feet; Thence North and parallel with the East line of Lot Three (3) a distance of 150 feet; Thence East and parallel to the South line of Lot Three (3) a distance of 200 feet to the Point or Place of Beginning.



N89° 33' 05"E  
NW 102ND STREET

TR=1153  
TL=1149.81  
DL=12.19

45' CURB CUT

SPUD-1669 Exhibit B