

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1656

MASTER DESIGN STATEMENT FOR

9841 S.W. 44th St.

June 27, 2024
August 1, 2024
August 13, 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@wbflaw.com

SPUD-1656 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-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses permitted within the R-1 District, the following use will be also be permitted on this site:

8300.60. Personal Storage*.

*The property shall be permitted to be developed with a maximum of one (1) barn structure, for the use of indoor storage (indoor storage structure). The indoor storage structure shall be permitted for storage of recreational vehicles, equipment, boats, tools, and related personal equipment. The indoor storage structure shall be permitted as a principal use, and shall not be considered an accessory use or accessory building. The indoor storage structure shall be the only personal storage use permitted on the property.

2. **Maximum Building Height:**

The indoor storage structure shall have a maximum building height of 25 feet. Development of all other uses shall be per R-1 regulations.

3. Maximum Building Size:

The indoor storage structure shall have a maximum square footage of 5,000 square feet. Development of all other uses shall be per R-1 regulations.

4. Maximum Number of Buildings:

There shall be a maximum of one (1) indoor storage structure on the property. Development of all other uses shall be per R-1 regulations.

5. Building Setback Lines

Front Yard: 25 feet.

Rear Yard: Per R-1 regulations.

Side Yard: 25 feet.

6. Sight-proof Screening:

Site-proof screening shall not be required.

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 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 shall not be permitted.

8.4 Electronic Message Display signs

Electronic Message Display signs shall not be permitted.

9. Access:

There shall be one (1) access point permitted from S.W. 44th St.

10. Sidewalks:

Five (5) foot sidewalks shall be constructed on the arterial 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:

The indoor storage structure shall be permitted to be developed with metal building materials, including overhead doors.

Development of all other uses shall be as follows: 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:

Per R-1 regulations.

3. Street Improvements:

Street improvements shall not be required.

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 indoor storage structure shall not require paved parking improvements. A carport shall be permitted on the north wall of the indoor storage structure, which shall not exceed 24 feet in width. A graveled roadway shall be permitted to access the carport structure, provided the access approach to S.W. 44th Street is paved. For all other uses, 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, 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-1656 Exhibit A – Legal Description

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said SE/4; thence N 89° 51' 11" W along the South line of said SE/4 a distance of 880.36 feet to the POINT OF BEGINNING; thence continuing N 89°51'11"W a distance of 177.52 feet; thence N 00°08'49" E a distance of 734.31 feet to a point on a non-tangent curve to the left; thence 78.92 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 71.56 feet which bears N 59°33'16" E; thence S 89°51'11" E a distance of 109.54 feet; thence S 00°19'37" E a distance of 770.75 feet to the POINT OF BEGINNING.

