

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1656**  
**MASTER DESIGN STATEMENT FOR**  
**9841 S.W. 44<sup>th</sup> St.**

**June 27, 2024**  
**August 1, 2024**  
**August 13, 2024**

**PREPARED BY:**

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## **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. 44<sup>th</sup> 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. 44<sup>th</sup> 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.

### Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk, the Face of Center of the Building(s), or the Center/End of Stripe
- All walls shall be four (4) feet at Face of Curb unless otherwise specified
- Layout of Site Plan is based on and limited to survey information
- All Curbs & Gutters shall be 24" wide per detail sheet
- All Pavement Markings shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD)
- All Signs, Traffic Control Devices, etc., shall follow the guidelines of the MUTCD
- The Contractor shall refer to the architectural drawings for building floor plans and dimensions, wall sections, door openings, building utility entrance points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plan's Building Layout does not match the Architectural drawings
- All handicap spaces shall be striped / marked in accordance with the Handicap Striping Detail
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavements shall be constructed in accordance with the Pavement Section Detail
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts
- All ramps shall have detectable truncated dome panels per the A.D.A., city standards, and the detail sheet

### Proposed Features:

| Feature                          | Downspout |
|----------------------------------|-----------|
| Property Line                    |           |
| Onsite Property Line             |           |
| Right-Of-Way Line                |           |
| Setback Line                     |           |
| Enclosure Line                   |           |
| Street / Drive Centerline        |           |
| Edge of Pavement                 |           |
| Edge of Gravel                   |           |
| Parking Counter                  |           |
| Site Utility Plan For Line Slope |           |
| Water Line                       |           |
| Gas, Cable, Sewer, Other Vals    |           |
| & Rebar                          |           |
| Fire Hydrant & Assembly          |           |
| Sanitary Sewer Service           |           |

**Notes:**  
• Only Symbols That Appear On This Sheet Are Shown In This Legend  
• See Survey For Existing Features Legend  
• See Cover Sheet For Abbreviation List

### Utility Notes:

- GENERAL:**
- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility
  - A minimum of 72 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. Contractor shall also be responsible for obtaining any necessary state / local permits for construction
  - Water and Storm lines shall have a minimum of 24" vertical separation and 10' of horizontal separation from the existing sewer lines
  - Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building
  - Dimensions are to the face / center of the building, face of curb, and centerline of pipe and fitting
  - Contractor shall coordinate / disruption of utility service with all surrounding / adjacent property owners
  - Existing utilities shown on plans have been shown in their approximate locations per available information
  - Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes
  - Contractor shall avoid cutting of any new materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spill sewage including contaminated soils per the requirements of the local municipality
  - Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company
  - Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities
  - Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency
  - Contractor shall coordinate with appropriate utility companies for zoning, adjustment, or relocation of gas, telephone, cable, and electricity
  - Any decisions, valve boxes, and meter boxes in the present area shall be traffic rated and installed with a concrete apron in accordance with the detail sheet
  - Contractor shall provide conduit with pull rods for electrical/telecommunications utilities and irrigation lines prior to subgrade preparation and paving
  - Water and Sewer Service Lines and appurtenances shall be installed in accordance with all applicable plumbing codes and regulations
  - Final Backfill shall be placed in all utility trenches up to ground level where lanes cross under proposed or existing paving
  - Refer to building plans for the lighting and electrical plans
  - All underground lines shall be installed, inspected, and approved prior to backfilling
  - All trenching, pipe laying, and backfilling shall be in accordance with Federal and CDEA regulations



### Site Information:

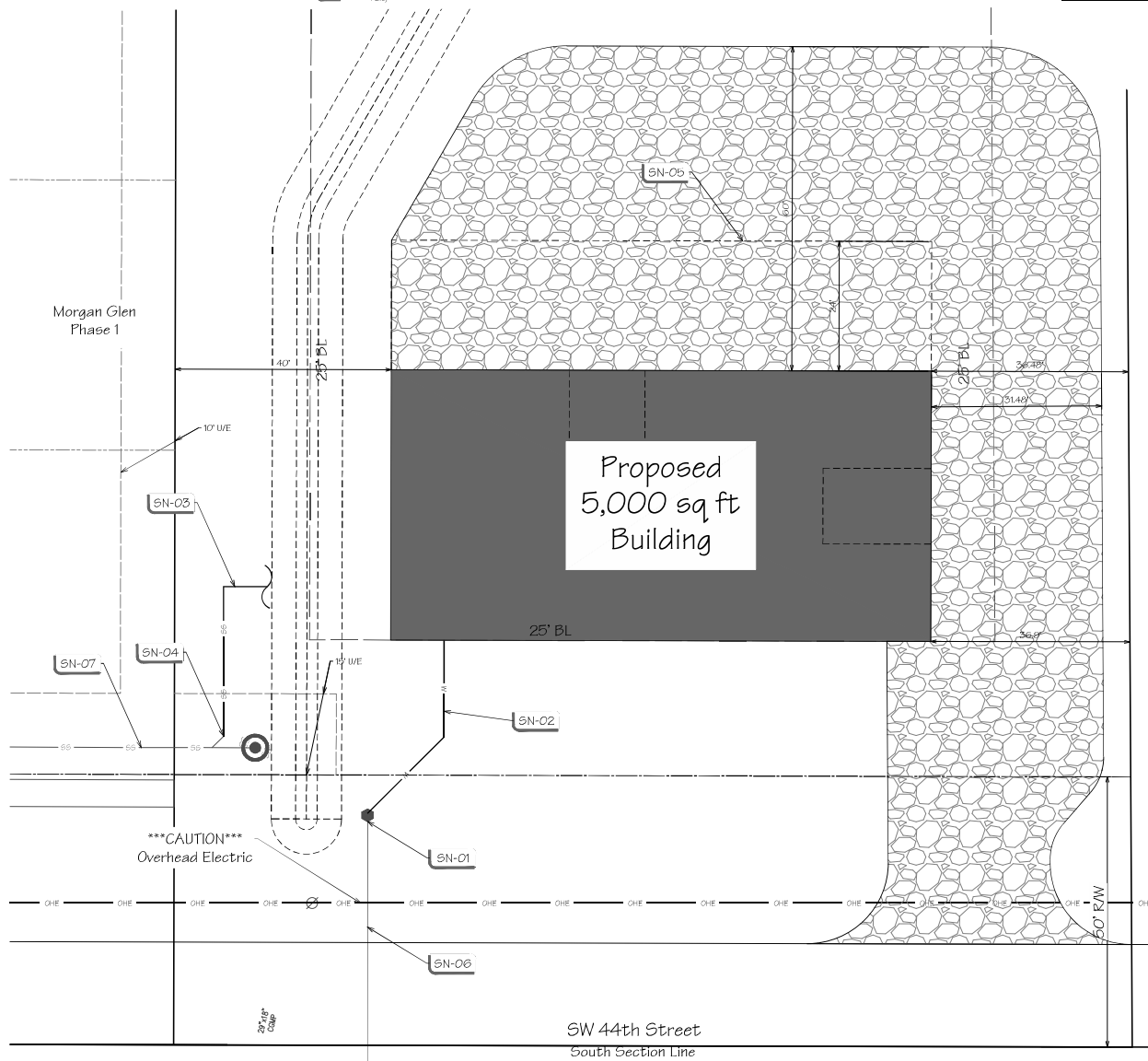
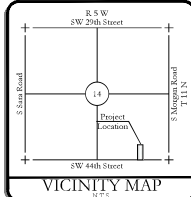
Parking Required: 1 Parking Space/Double Unit = 0 Space  
Parking Provided: 2 parking spaces (Total)  
Building Size: Warehouse 10000SQFT  
Zoning: SPUD (R-1)

### Site Plan Notes:

- Existing Water Service (per Morgan Glen Phase 1 Waterline Plans)
- Proposed Water Service Line (per local plumbing code)
- Proposed 4" Sanitary Sewer Service (per local plumbing code)
- Ex 4" Sanitary Sewer Service (per Morgan Glen Phase 1 Sanitary Sewer Plans)
- Proposed 24" Car Port
- Existing Waterline (per Morgan Glen Phase 1 Waterline Plans)
- Existing Sanitary Sewer (per Morgan Glen Phase 1 Sanitary Sewer Plans)

SPUD-1656

Exhibit B



Detailed Site Plan

Development Plans For:  
**Denton - 3 Acre Tract**  
SW 44th Street & S Morgan Road  
Oklahoma City, OK

**BLEW**  
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DATE: 2024-08-02 JOB NUMBER: 24-1227  
DRAWN BY: V. Plunigun CHECKED BY: J. Spencer  
PROJECT NAME: 24-4515 Civil 001.dwg  
SHEET NUMBER: C2-1