

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1654
MASTER DESIGN STATEMENT

7000 S. Cimarron Road
Oklahoma City, OK

June 26, 2024
REVISED August 1, 2024
REVISED August 13, 2024

PREPARED BY:

Civil and Environmental Consultants, Inc.
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SPUD-1654 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 **RA2 Single-Family Two Acre Rural Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

- 8200.14 Single-Family Residential
- 8150.5 Animal Raising: Personal
- 8150.6.3 Greenhouse
- 8150.6.4 Home Garden

1.1 Minimum Lot Width:

- 1.1.1 Tract 1 250 feet
- 1.1.2 Tract 2 (flag lot) 25 feet (for access only)

1.2 Minimum Lot Size: 2 acres

2. Maximum Building Height:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district. Accessory buildings shall be permitted.

5. Building Setback Lines

Existing structures shall be permitted to remain and deemed to conform to setback regulations. In the event of a new structure, setback regulations shall be in accordance with the base zoning district.

6. Sight-proof Screening:

Sight-proof Screening shall not be required within this SPUD.

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. 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:

Signage shall not be permitted within this SPUD.

9. Access:

Access shall be taken from S Cimarron Rd.

10. Sidewalks

Sidewalks are not required within this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the 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:

The existing open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space shall be in accordance with the base zoning district.

3. Street Improvements:

No street improvements will be required under this SPUD.

4. Site Lighting:

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:

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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of each Tract in the development shall be the responsibility of the property owner. 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 areas intended for the use of conveyance of storm water, and/or drainage shown.

8. Drainage:

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

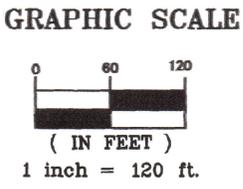
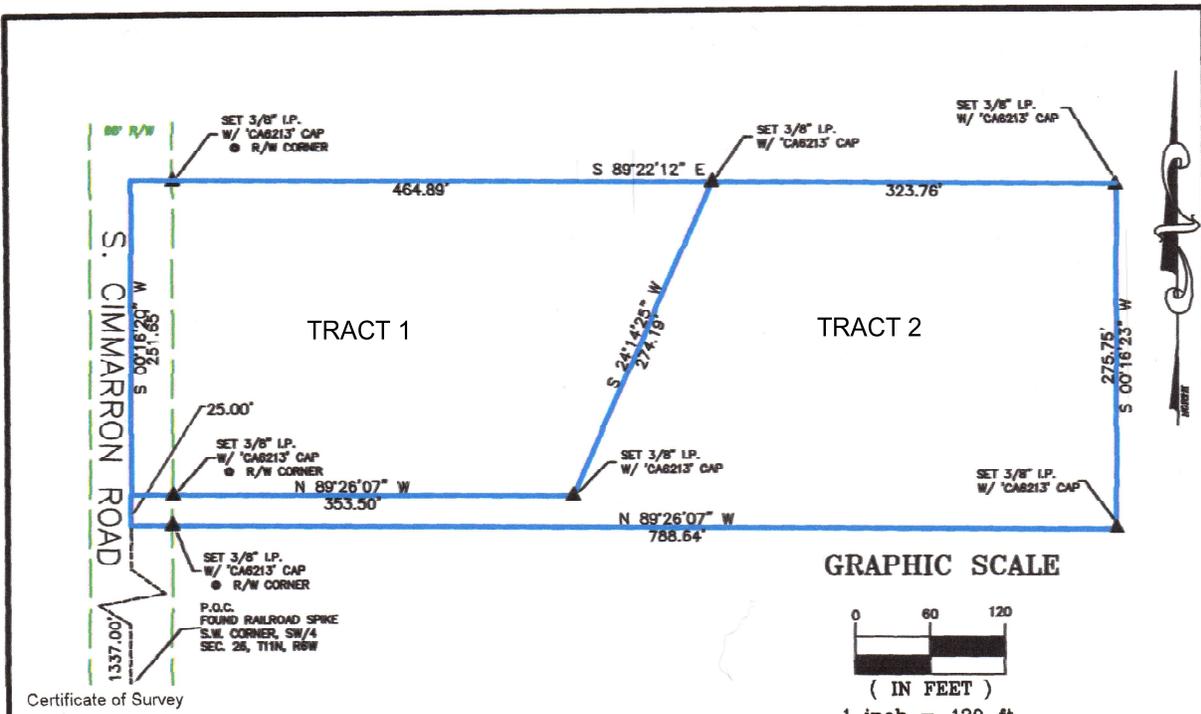
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Tract Split Map

SPUD-1654 Exhibit A - Legal Description

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4); THENCE North $00^{\circ}16'23''$ East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING; THENCE continuing North $00^{\circ}16'23''$ East, along the West, a distance of 276.65 feet; THENCE South $89^{\circ}22'12''$ East a distance of 788.65 feet; THENCE South $00^{\circ}16'23''$ West, and parallel with said West line, a distance of 275.75 feet; THENCE North $89^{\circ}26'07''$ West a distance of 788.65 feet to the POINT OF BEGINNING.



I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth above, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal description of original tract as described in the Warranty Deed filed in Book 5527, Page 1003, in the Office of the Canadian County Clerk:

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4):

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;
 THENCE continuing North 00°16'23" East, along the West, a distance of 251.65 feet;
 THENCE South 89°22'12" East a distance of 464.89 feet;
 THENCE South 24°14'28" West a distance of 274.19 feet;
 THENCE North 89°26'07" West a distance of 353.50 feet to the POINT OF BEGINNING.

Said tract of land has an area of 217,820 square feet or 5.00 acres, more or less

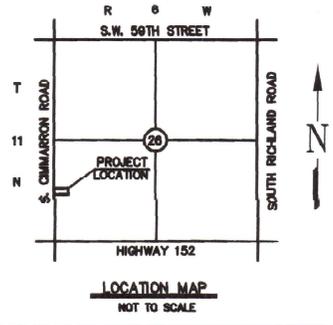
As Proposed:

Tract 1

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);
 THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1362.00 feet to the POINT OF BEGINNING;
 THENCE continuing North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 251.65 feet;
 THENCE South 89°22'12" East a distance of 464.89 feet;
 THENCE South 24°14'25" West a distance of 274.19 feet;
 THENCE North 89°26'07" West a distance of 353.50 feet to the POINT OF BEGINNING.

Said tract of land has an area of 102,905 square feet or 2.36 acres, more or less.



7000 S. Cimarron Road

Boundary Survey

A B

SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
 7333 Hammond Circle, Warr Acres, OK 73132
 405.818.8217 Phone - chris@absurveyingok.com
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Project No: 2572	Field Date: 9/12/23	Scale: 1"=120'
Drawn By: C.J.F	Party Chief: RBW	Revisions: 1/22/24
DWG File: 7000 S Cimarron Rd	Survey File: 2572-B-1	Sheet: 1 of 2

Tract 2

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 25.00 feet;

THENCE South 89°26'07" East a distance of 353.50 feet;

THENCE North 24°14'25" East a distance of 274.19 feet;

THENCE South 89°22'12" East a distance of 323.76 feet;

THENCE South 00°16'23" West a distance of 275.75 feet;

THENCE North 89°26'07" West a distance of 788.64 feet to the POINT OF BEGINNING.

Said tract of land has an area of 114,915 square feet or 2.64 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.


Chris Fairchild, P.L.S. 1743
1/22/24
Date



Notes

1. The bearing of North 00°16'23" East as shown in the Warranty Deed of record for the West line of Said Southwest Quarter (SW/4) was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.



7000 S. Cimarron Road
Boundary Survey

A B
SURVEYING

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DWG File: 7000 S Cimarron Rd	Survey File: 2572-8-1	Sheet: 2 of 2