

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT  
**SPUD-1695**

**MASTER DESIGN STATEMENT FOR**

**Highway 66 & Lutheran Rd.**

**November 20, 2024**

**February 13, 2025**

**April 3, 2024**

**PREPARED BY:**

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11th St., Ste. 205

Oklahoma City, OK 73103

405-652-0099

david@boxlawgroup.com

kaitlyn@boxlawgroup.com

**SPUD-1695 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 **RA-2 Single-Family Two-Acre Rural Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the minimum lot size shall be 3 acres and the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site and shall be subject to the regulations contained herein:

- 8250.3 Community Recreation: Property Owners Association
- 8250.2 Community Recreation: General
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted (accessory to use unit 8300.50 and 8300.51)
- 8300.40 Family Day Care Homes
- 8150.6.3 Greenhouse
- 8150.6.4 Home Garden
- 8150.6.5 Hoop House
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8300.50 Lodging Accommodations: Campgrounds [including pickleball and event space]

- 8300.51 Lodging Accommodations: Commercial Lodging [limited to cabins and including pickleball and event space]
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8250.16 Murals
- 8150.8 Row and Field Crops
- 8200.14 Single-Family Residential

**2. Maximum Building Height:**

Maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size and Lot Coverage:**

Maximum building size shall be in accordance with the base zoning district. The maximum lot coverage within this SPUD shall be in accordance with the base zoning district, except that lot coverage associated with use units 8300.50 and 8300.51 shall be 100%, exclusive of yards.

**4. Maximum Number of Buildings:**

Per base zoning district regulations except that there shall be a maximum of fifteen (15) cabins, 10 RV pads per acre, 1 structure for an accessory eating establishment within this SPUD. Additionally, compliance with the regulations in Chapter 31 of the Oklahoma City Municipal Code, 2020, as amended, concerning RV parks shall be achieved, and any accessory structure(s) required shall be permitted within this SPUD.

**5. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district. No building shall be located closer than 20 feet to any lot line abutting any residential use.

**6. Sight-Proof Screening:**

Sight-proof screening shall be required along the north SPUD boundary line and no less than a six (6) foot and no greater than an eight (8) foot high wall or fence shall be required along the west boundary of the SPUD. Said wall or fence shall be constructed entirely of stucco, brick, or stone or on continuous footing or may be constructed of wood and should be solid or opaque.

**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 On-Premise 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 Off-Premise Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**

Access may be taken from Highway 66 (NE 192<sup>nd</sup> Street) and Lutheran Rd., subject to private agreements, State Highway approval, and Public Works Department policies, procedures, and regulations.

**10. Sidewalks**

Sidewalks shall not be required within this SPUD.

**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, rock or stone masonry, siding, architectural metal, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie) or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Shall be in accordance with the Oklahoma City Municipal Code, as amended.

**3. Street Improvements:**

If required at development, shall conform to Public Works policies, procedures, and regulation.

**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, as amended. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

**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. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district. The space for each recreational vehicle shall be provided with a permanent hard-surfaced pad.

**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**

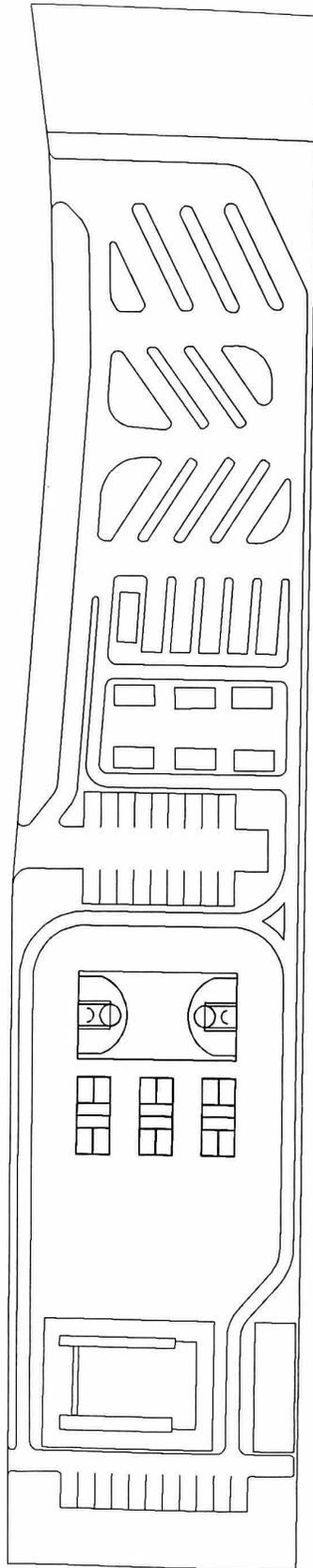
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1695 Exhibit A - Legal Description

Lot THIRTY (30), H & L # 10: a tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the I.M., more particularly described as follows: Commencing at the Southeast (SE) corner of the Southeast Quarter (SE/4) of said Section; thence North  $89^{\circ}33' 28''$  West 1711.08 feet to the true point of beginning; thence North  $89^{\circ}33' 28''$  West a distance of 880.00 feet; thence North  $0^{\circ}12' 56''$  East a distance of 250.00 feet; thence South  $89^{\circ}33' 28''$  East a distance of 880.00 feet; thence South  $0^{\circ}12' 56''$  West a distance of 250.00 feet to the point of beginning. LESS AND EXCEPT the East 30 feet thereof and LESS AND EXCEPT A strip, piece or parcel of land lying in part of the SE/4, Section 20, Township 14 North, Range 1 East, I.M., Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the Southwest corner of said SE/4, thence N  $00^{\circ}09'47''$  W along the West line of said SE/4 a distance of 82.80 feet, thence N  $82^{\circ}15'16''$  E. a distance of 92.30 feet, thence N  $89^{\circ}50'57''$  E a distance of 100.00 feet, thence S  $86^{\circ}20'12''$  E a distance of 300.67 feet, thence N  $89^{\circ}50'57''$  E a distance of 388.49 feet, thence S  $00^{\circ}09'46''$  E a distance of 80.20 feet to a point on the South line of said SE/4, thence N  $89^{\circ}48'45''$  W along said South line a distance of 880.00 feet to the point of beginning.

Highway 66



→  
North

Lutheran Rd

Exhibit C

