

APPROVED

04-08-2025

BY THE CITY COUNCIL
Arny K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1694

MASTER DESIGN STATEMENT FOR

NW 30th St. & N. Pennsylvania Ave.

October 31, 2024
November 18, 2024
January 9, 2025
January 24, 2025
Amended April 1, 2025

PREPARED BY:

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SPUD-1694 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:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.25	Child Care Centers
8250.7	Emergency Shelters and Feeding Site
8200.12	Multiple-Family Residential

*Multi-Family Residential and Emergency Shelters and Feeding Site services shall be associated with and accessory to the youth support services. In addition to the existing sleeping accommodations, there shall be an additional six dwelling units. All residential units within this SPUD shall be accessory to the youth shelter under use unit 8250.7.

2. **Maximum Building Height:**

The existing structure 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 30 feet.

Any new residential structure shall have windows above eye level on the second floor where abutting residential property.

3. Maximum Building Size:

The existing structure 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/Lot Coverage:

There shall be a maximum of three (3) buildings within this SPUD. The maximum lot coverage shall be 100% within this SPUD.

5. Building Setback Lines

North:	0 feet
South:	15 feet
East:	5 feet
West:	5 feet

There shall be no internal setbacks within this SPUD.

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the attached Exhibit D.

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:

Signage shall be in accordance with the base zoning district, except that no Marquee or Pole signs will be permitted. All signage will be attached to building and/or fencing and will not exceed 100 square feet in total area.

9. Access:

Access shall be limited to a maximum of two driveways off of NW 30th St. within the SPUD. Unused curb cuts will be curbed and closed. The maximum driveway width shall be 24 feet.

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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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, 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.

The exterior building wall finish shall coordinate with the existing structure and shall consist of the same neutral color palette.

2. Open Space:

There shall be a minimum of 20 percent open/green space (defined as areas with no buildings or paving) within the SPUD.

3. Street Improvements:

N/A.

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, and shall mitigate dark spots to the greatest extent possible.

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.

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 that there shall be a minimum of 15 parking spaces.

7. Maintenance:

Maintenance of the common areas 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: Aerial Site Plan

Exhibit C: Conceptual Site Plan

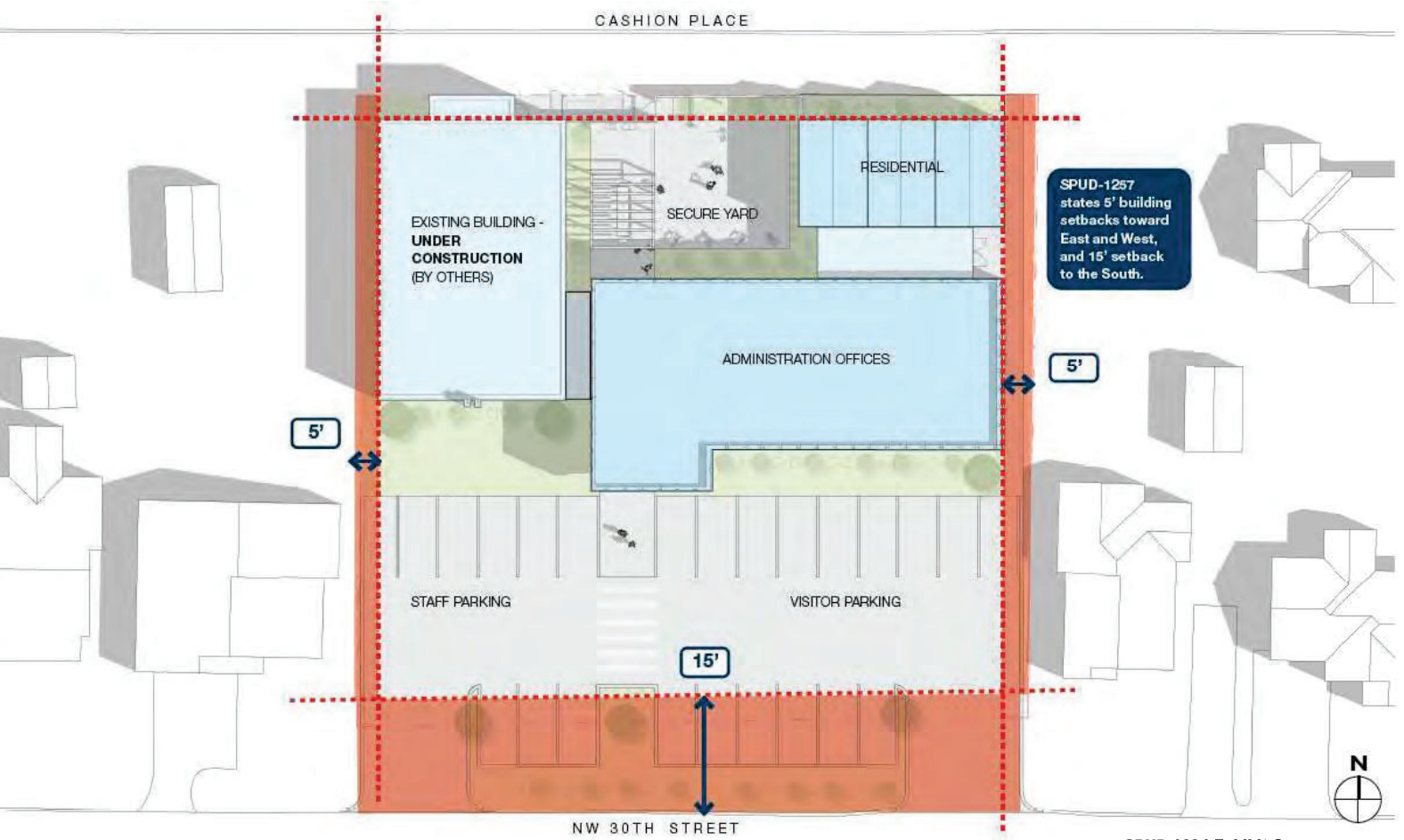
Exhibit D: Screening Plan

Exhibit E: Program Description

SPUD-1694 Exhibit A - Legal Description

All of Lots Eleven (11), and Twelve (12), in Block Sixteen (16), of THE AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof **AND** Lots Thirteen (13) through Sixteen (16) of Block Sixteen (16), THE AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.





Proposed Plans
First Floor Plan - Boundary Finishes

SPUD-1694 - Exhibit D

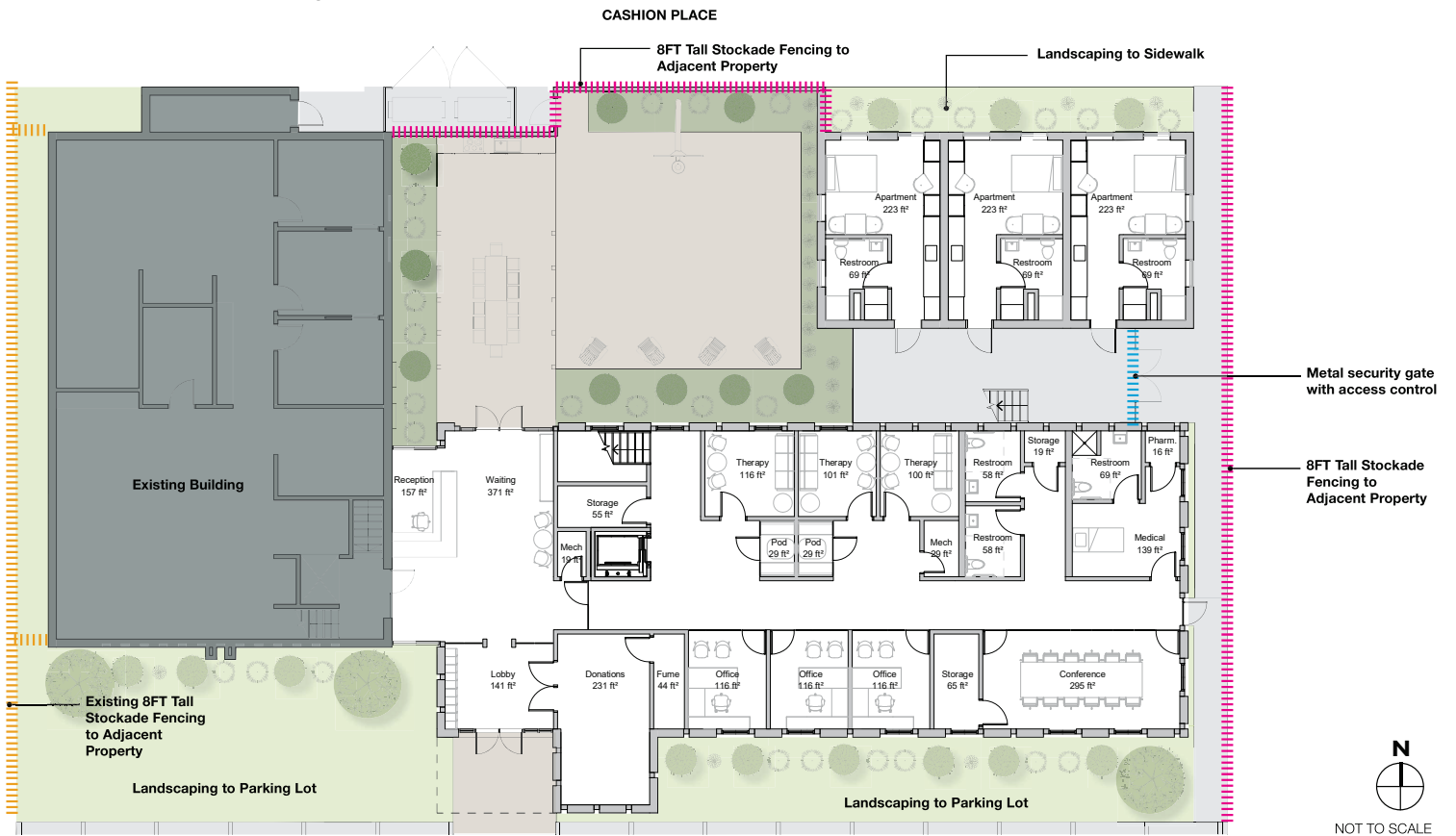


Exhibit E

PROGRAM DESCRIPTION

Sisu Youth Services is a low-barrier, identity-affirming space in Oklahoma City where unhoused transition-age youth find the shelter and support they need to pursue the life they want. Sisu offers overnight emergency shelter, a drop-in resource center, case management services, and housing programs for young people between the ages of 15-24.

The existing structure operates an emergency shelter and drop-in center. Resources available to young people at this location include food, clothing, hygiene items, showers, laundry, internet access, groups, and case management support. Space is provided for up to 35 young people to sleep each night. Direct care staff support youth by assisting with basic needs and oversight while case managers help youth access identity documents, education, physical and mental healthcare, and permanent housing opportunities.

Future structures may include a classroom, conference space, therapy rooms, partner offices, administrative offices, dedicated case management space, and on-campus emergency units. There will be additional parking and the addition of a secure outdoor space on campus. There will be a maximum of six residential units for young people with extenuating circumstances (e.g., if they have a small child accompanying them) and will provide more space for the current shelter stayers to access increased opportunities for life skills groups, classes, tutoring, physical and behavioral healthcare, and case management.

Sisu employs 35 staff members with 20 stationed at the facility and 15 working remotely or at off-campus offices. The campus is staffed 24/7 and monitored via CCTV. Sisu shall have quarterly meetings with its Board of Directors and a representative from each of the surrounding neighborhoods. Formal invitations to said meetings will be sent to the President of the Homeowners Association, or a representative of the neighborhood in the event there is no acting President, for the Shepherd Park and Sequoia neighborhoods.