

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1566**

**MASTER DESIGN STATEMENT FOR**

**4511 S. Madera Blvd.**

**September 13, 2023**

**PREPARED BY:**

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## **SPUD-1566 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-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the current use(s), the following use(s) will be the only use(s) permitted on this site:

- |         |   |
|---------|---|
| 8250.3  | Community Recreation: Property Owners Association |
| 8250.13 | Light Public Protection and Utility: Restricted   |
| 8200.5  | Low Impact Institutional: Residential-Oriented    |
| 8200.12 | Multiple-Family Residential                       |
| 8200.13 | Senior Independent Living                         |
| 8200.15 | Three- and Four- Family Residential               |
| 8200.16 | Two-Family Residential                            |

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 in accordance with the base zoning district.

**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:**

The existing structure 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.

**5. Building Setback Lines**

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

**6. Sight-Proof Screening:**

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

**7. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 Accessory Signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-Accessory signs will be prohibited.

#### **8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

#### **9. Access:**

Access shall be taken from three (3) access points off of S. Madera Blvd.

#### **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:**

The existing structure 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:**

N/A.

#### **4. Site Lighting:**

The existing site lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

#### **5. Dumpsters:**

Existing dumpsters shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 25 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 existing parking spaces shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure or use, 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 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

Exhibit A  
SPUD-1566

**Legal Description**

LOTS TWO (2) THROUGH SIX (6), INCLUSIVE, IN BLOCK TWO (2), OF  
LUMBERMEN'S NO. 3 ADDITION, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA  
COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

