

APPROVED

11-05-2024

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1659

MASTER DESIGN STATEMENT

September 05, 2024

PREPARED BY:

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SPUD-1659 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).

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 which 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 (C-3 District and (HNO) Healthy Neighborhoods Overlay 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:

Administrative and Professional Office (8300.1)
Animal Sales and Services: Grooming (8300.8)
Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
Adult Day Care Facilities (8300.2)
Business Support Services (8300.24)
Child Care Center (8300.25)
Communications Services: Limited (8300.29).
Convenience Sales and Personal Services (8300.32)
Cultural Exhibits (8250.5)

Eating Establishments: Sitdown (8300.37)
 Food and Beverage Retail Sales (8300.41)
 Gasoline Sales, Small: Restricted (8300.46)
 Lodging and Accommodations: Bed and Breakfast (8300.49)
 Medical Services: General (8300.52)
 Medical Services: Restricted (8300.53)
 Participant Recreation and Entertainment: Indoor (8300.55)
 Personal Services: General: (8300.58)
 Personal Services: Restricted (8300.59)
 Personal Storage (8300.60)
 Repair Services: Consumer (8300.61)
 Research Services: Restricted (8300.62)
 Retail Sales and Services: General (8300.63)
 Spectator Sports and Entertainment: Restricted (8300.69)
 Dwelling Units and Mixed Uses (8200.2)
 Library Services and Community Centers (8250.11)
 Low Impact Institutional: Neighborhood Related (8250.14)
 Live/Work Units (8200.4)
 Single-Family Residential (8200.14)
 Two-Family Residential (8200.16)
 Three- and Four-Family Residential (8200.15)
 Senior Independent Living (8200.13)
 Multifamily Residential (8200.12)

2. **Maximum Building Height:** The maximum building height shall be two stories and 35 feet.
3. **Maximum Building Size:** The base zoning district will regulate the maximum size of buildings in this SPUD.
4. **Maximum Number of Buildings:** The base zoning district will regulate the maximum number of buildings in this SPUD.
5. **Building Setback Lines:** Structures existing at the time of approval of this SPUD shall be deemed to be in compliance with all zoning setback requirements.

Setback for all new structures shall be as follows:
 Side and Corner Side Setback (north and south): 5 feet
 Front Setback (Martin Luther King): 10 feet
 Rear Setback (Granada Blvd): 10 feet

6. **Sight-proof Screening:** Not required. If provided, screening shall meet all requirements in place at the time of development.

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 Signs: Freestanding signs shall be per Code, except that new signs shall be limited to 8 feet tall and 100 square feet in area.
 - 8.2: Attached Signs: Attached signs shall be per Code.
 - 8.3: Electronic Message Display (EMD): Electronic Message Display signs shall be prohibited.
 - 8.4: Non-accessory Signs: Non-accessory/Off-Premise signs are specifically prohibited.
9. **Access:** There shall be a maximum of one access drive permitted from N Martin Luther King Avenue and Granada Blvd and two drives permitted from NE 18th Street.
10. **Sidewalks:** Existing sidewalks along Martin Luther King Blvd and NE 18th Street shall be maintained and replaced if removed or damaged during construction. Sidewalks shall only be required on Granada if a new driveway is installed to provide access. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures exclusive of windows shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted for new structures. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that no backs of buildings face N Martin Luther King Avenue. An outdoor space such as a patio or landscaped open space shall be allowed on N Martin Luther King Avenue.
2. **Open Space:** Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. **Street Improvements:** N/A
4. **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:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. The dumpster location shall be at least 25 feet from a residential use and screened per Code.
6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that the maximum number of spaces for all uses allowed within this SPUD shall be 12 spaces.
7. **Common Areas:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.
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-1659 Exhibit A – Legal Description

Lots Eleven (11), Twelve (12), Thirteen (13), and Part of Lot Fourteen (14), Block Twenty-One (21) of CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, that part of Lot Fourteen (14), Block Twenty-One (21) lying south of the North line of said Lot 11 extended East more particularly described as follows; Beginning at the Southwest Corner of said Lot 14; THENCE North along the West line of said Lot 14 a distance of 79.2 feet; THENCE East along the North line of Lot 11 extended East a distance of 79.2 feet to a point in the Easterly line of said Lot 14; THENCE Southwesterly along the Easterly line of said Lot 14 a distance of 94.8 feet to the Southeast Corner of said Lot 14; THENCE West along the South line of said Lot 14 a distance of 27.3 feet to the point or place of beginning.

SPUD-1659 Exhibit B

Lot: 14

Lot: 15

Lot: 16

1 Lot: 17

1 Lot: 18

1 Lot: 19

1 Lot: 20

Lot: 21

Lot: 22

Lot: 23

Lot: 24

Lot:

Blk: 001 Lot: 1

Blk: 021 Lot: 5

Blk: 021 Lot: 6

Blk: 021 Lot: 7

Blk: 021 Lot: 8

Blk: 021 Lot: 9

Blk: 021 Lot: 10

Blk: 021 Lot: 11

Blk: 021 Lot: 12

Blk: 021 Lot: 13

Blk: 021 Lot: 3

Blk: 021 Lot: 1

OKLAHOMA CITY URBAN

Blk: 021 Lot: 14

GRANADA
BLVD

Blk: 022 Lot: 14

NE 18th St

132.00

132.00

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