

APPROVED

04-08-2025

BY THE CITY COUNCIL
Wally B. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1706

MASTER DESIGN STATEMENT

January 27, 2025

PREPARED BY:

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SPUD-1706 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 regulations of the **AA Agricultural 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:

All AA Agricultural District uses shall be permitted subject to conditions for approval.

1.1 Minimum Lot Size: Two-Acres (87,120 square feet)

1.2 Minimum Lot Width: 150 feet (North Ecker Drive)

1.3 Maximum Lot Coverage: 35%

2. **Maximum Building Height:** Per base zoning district regulations.

3. **Maximum Building Size:** Per base zoning district regulations.
4. **Maximum Number of Buildings:** Per base zoning district regulations.
5. **Building Setback Lines:** Per base zoning district regulations.
6. **Sight-proof Screening:** Per base zoning district regulations.
7. **Landscaping:** Per base zoning district regulations.
8. **Signs:** Per base zoning district regulations.
9. **Access:** Access shall be from North Ecker Drive in accordance with base zoning district regulations and Public Works policies, procedures, and regulations.
10. **Sidewalks:** Per base zoning district regulations.

II. Other Development Regulations:

1. **Architecture:** Per base zoning district regulations.
2. **Open Space:** Per base zoning district regulations.
3. **Street Improvements:** Per base zoning district regulations.
4. **Site Lighting:** Per base zoning district regulations.
5. **Dumpsters:** Per base zoning district regulations.
6. **Parking:** Per base zoning district regulations.
7. **Maintenance:** Per base zoning district regulations.

8. **Drainage:** Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

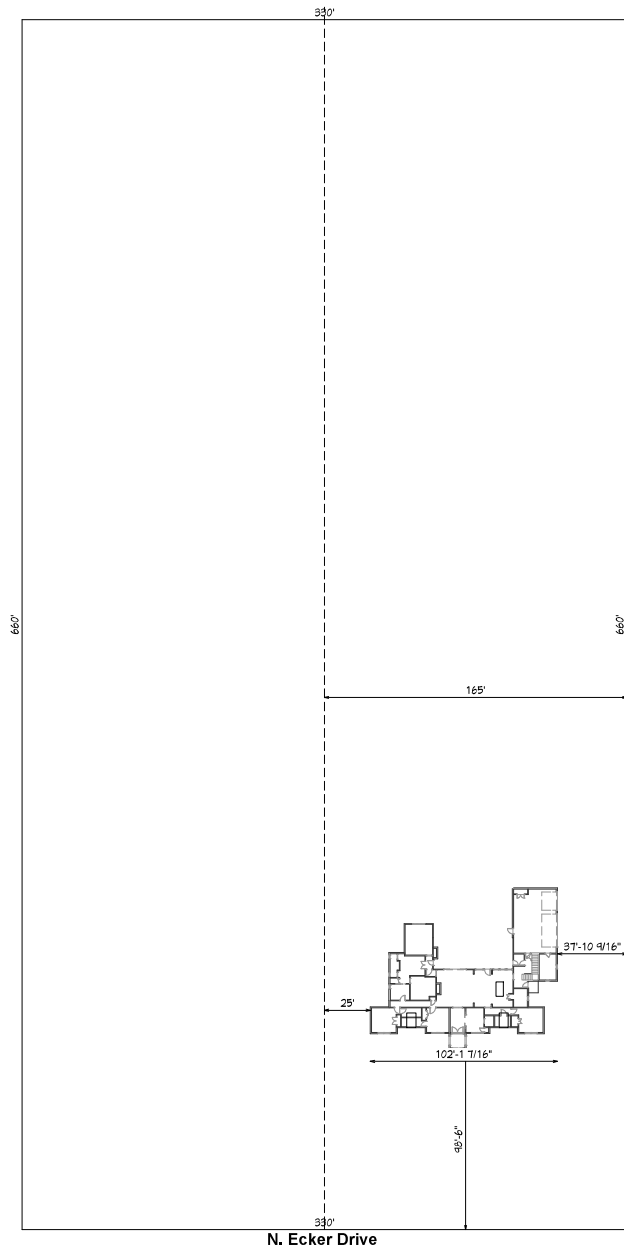
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1706 Exhibit A – Legal Description

The North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.



Plot Plan View

SHEET NUMBER
1
REVISIONS

Site Plan
DATE

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CONSTRUCSOL
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